

16 Blackmore Gate

OUTSKIRTS OF BUCKLAND VILLAGE | HP22 5JT

GUIDE PRICE £995,000



AN EXTREMELY WELL PRESENTED FIVE BEDROOM DETACHED FAMILY RESIDENCE IN EXCESS OF 2,500 SQUARE FEET, OFFERED TO THE MARKET IN THIS QUIET AND PEACEFUL LOCATION IN BUCKLAND VILLAGE.

FINE & COUNTRY



The property, which is just one of sixteen built in 2001, comprises of welcoming entrance hall, dual aspect living room, beautifully presented kitchen / dining room / family area with under floor heating, formal dining room, separate utility room, downstairs cloakroom and double garage. The first floor enjoys a superb size main bedroom with fitted wardrobes and en-suite shower room (with under floor heating), guest bedroom with en-suite shower room, three further generous double bedrooms and family bathroom. To the outside of this lovely home is a very private and generously sized south east facing rear garden, which is mainly lawned. To the front there is a driveway directly in front of the property providing ample parking, whilst to the side there is a further area providing more parking. Other benefits to this stunning home include access to a private green, Oak doors throughout and is superbly positioned for easy access to the A41 for access to London. An appointment to view comes highly recommended.

At a Glance

- DETACHED HOUSE
- FIVE DOUBLE BEDROOMS
- GARAGE AND PARKING



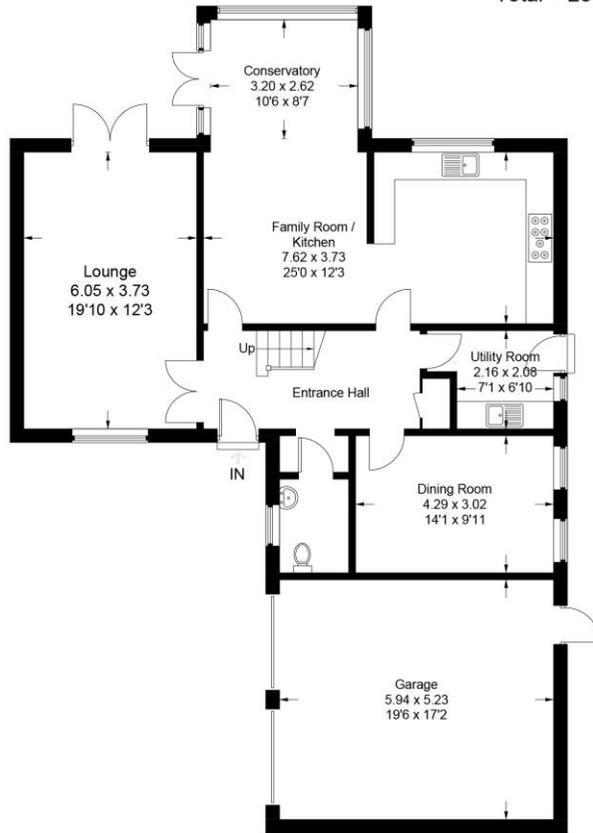
Accommodation

- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- EN-SUITE BATHROOM
- EN-SUITE SHOWER ROOM TO GUEST BEDROOM
- FAMILY BATHROOM
- DOUBLE GARAGE



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Approximate Gross Internal Area
Ground Floor = 98.3 sq m / 1,058 sq ft
First Floor = 110.0 sq m / 1,184 sq ft
Garage = 31.4 sq m / 338 sq ft
Total = 239.7 sq m / 2,580 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Additional information

Services: Mains water, electricity, gas

Heating: Gas central heating to radiators

Council Tax Band: G

Local Authority: Buckinghamshire County Council

Energy rating: C

Service charge: £600 per annum

Fine & Country

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Location

Buckland Village is one of our region's most sought-after locations enjoying a semi-rural position. It is surrounded by stunning Chilterns countryside, and enjoys a thriving local community and a beautiful 13th century church.

It is within easy reach of amenities in nearby Aston Clinton, and just a short drive from the market towns of Aylesbury, Tring and Wendover and their excellent road / rail links into London, the Midlands and beyond.