

# The Bungalow

Church Lane, Drayton Beauchamp, Buckinghamshire, HP22 5LT

GUIDE PRICE £995,000



A rare opportunity to acquire a beautifully situated property in need of modernization or redevelopment

FINE & COUNTRY

A well-proportioned property or generous plot, quietly situated on a private road with uninterrupted rural views.



The Bungalow is privately and quietly located on the edge of the hugely popular village of Drayton Beauchamp nestled in the Chiltern Hills.

Originally constructed in the 1970's The Bungalow has been a much-loved family home, and now provides an ideal opportunity for someone to either renovate the property as it is, or (subject to planning) replace the existing dwelling with a bespoke family home.

Situated in just under an acre of land on a private road and with lovely views over the surrounding countryside the property currently has 4 double bedrooms, two reception rooms, two bathrooms, a utility room, kitchen, entrance hall, and also a swimming pool.

The gardens and grounds are private and accessible. In conclusion, this property does present a wonderful opportunity for someone to create their dream home, in a highly desirable and glorious location

### **At a Glance**

A BEAUTIFULLY LOCATED  
PROPERTY SITUATED IN JUST  
UNDER AN ACRE OF  
GROUNDS AND PROVIDING A  
WONDERFUL OPPORTUNITY  
TO RENOVATE OR REDEVELOP  
ENTIRELY INTO A BESPOKE  
FAMILY HOME



## Accommodation

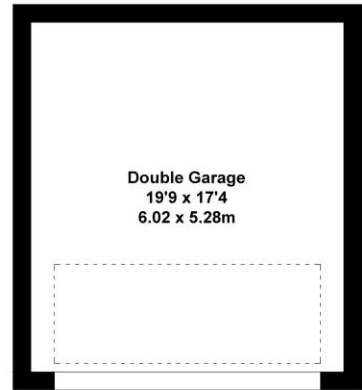
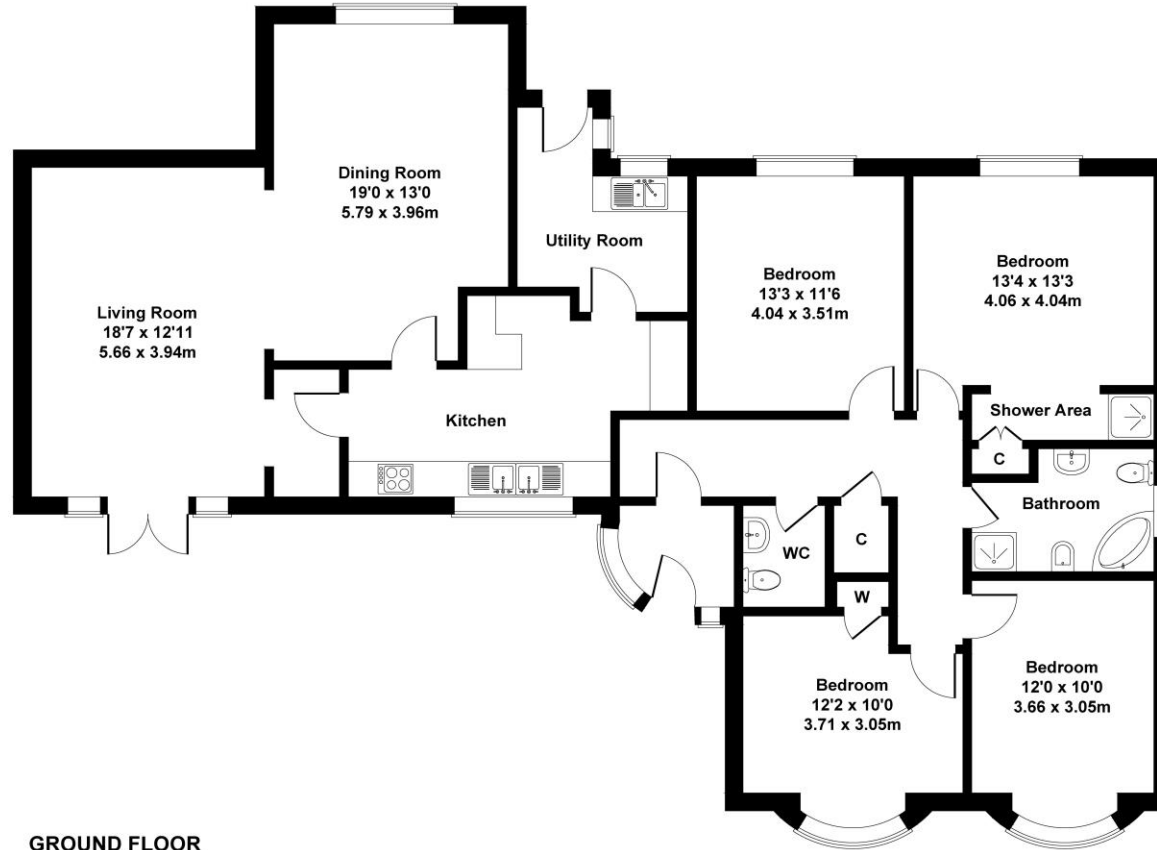
- Kitchen Breakfast Room
- Utility Room
- Sitting Room
- Dining Room
- Guest WC
- Master Bedroom
- En-suite Shower
- Three Further Bedrooms
- Family Bathroom
- Large Side and Front Garden
- Swimming Pool
- Double Garage
- Off Street Parking



Guide Price  
**£995,000**

## The Bungalow, Drayton Beauchamp, Aylesbury, HP22 5LT

Approximate Gross Internal Area  
2044 sq ft - 190 sq m



GARAGE

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

### Additional information

Services: Mains water, electricity

Heating: Oil central heating to radiators

Postcode: HP22 5LT

Council Tax Band: C

Local Authority: Buckinghamshire  
County Council

Energy rating: E

Fine & Country

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### Location

#### Drayton Beauchamp:

Drayton Beauchamp is situated close to the Tring, which is a little over two miles away. There is a parish church, the Grand Union Canal and also the Wilstone Reservoir nearby, which is considered one of the best bird watching spots in southern England. The property falls within the Buckinghamshire education catchment for the Grammar schools and is a couple of miles away from Tring/Aston Clinton junction of the A41 for easy access to surrounding areas.