

Taylor & Co

LAND, NEW HOMES & BESPOKE PROPERTIES



**1 The Walled Garden, Wing Road,
Cublington, Bucks, LU7 0FQ**

1 The Walled Garden

We are delighted to be selling this stunning 4 bedroomed Barn conversion home offering great views and situated off a long private drive of just six properties built in 2010.

The property offers approx. 2036 sq. ft of living accommodation and has been finished to a high specification and has many eco features which make for the cheap running costs attractive to potential buyers. There are beams and oak doors throughout offering to its charm and character, with views from most of the windows.

On the ground floor there is a light and airy hallway with an oak staircase above which is a vaulted ceiling which lets in lots of natural light. Off the hallway there is an office / utility room, a plant room and WC.

There is a spacious lounge which is dual aspect and also features a chimney.

The property has an impressive Kitchen - Family - Dining room with French doors leading to a courtyard garden area.

The kitchen has Quartz worktops and integrated dishwasher and fridge / freezer and built in microwave / oven, steam oven, wine fridge and benefits from a beautiful Range cooker. The worktop extends to a breakfast bar.

On the first floor you will find four double bedrooms two of which have their own en-suite bathrooms and a family bathroom; all the bathrooms have been fully tiled and again there are feature beams throughout and not forgetting the VIEWS! of the surrounding countryside from the bedroom windows.

The principal bedroom has its own walk-in wardrobe and the en-suite has a digitally controlled walk-in shower and a night light system.

The loft has been boarded and insulated and there is a loft ladder.

The property has an intercom system and there is smart lighting both in and outside the house the Walled Garden offers different areas for entertaining and there is currently an above ground pool (which can be removed if required).

There is also an outside room which would be a great office, or gym which has underfloor heating and a tiled floor (3.6m x 3.2m).

The property has 2 parking spaces and a car port offering a 3rd and it has two electrical car charging points.

1 The Walled Garden

This property offers many Eco features from smart lighting and heating, there is no natural gas to the property and the hob is run on a gas cylinder which they replace yearly for a cost of £40.

The remainder of the property is heated and run on electricity via an Air Source heat pump and the monthly cost for a family of 4 with an electric car that they charge is £130. (Information provided to us but not warranted).

The Council tax Band for this house is Band G and Aylesbury Vale is the local District Council.

The service charge for the upkeep of the private road and shared areas (grass, paths, courtyard and drive) is £100 a month.

Local Area

Cublington boasts a local pub and a fine cricket club and is well renowned.

In the neighbouring village of Stewkley you will find even more amenities, and both the larger towns of Aylesbury and Leighton Buzzard are only a ten minute drive away.

Your nearest primary schools are Wingrave Church of England Combined School in Aylesbury and St Michael's Church of England Combined School in Leighton Buzzard. For secondary education, The Cottlesloe School in Leighton Buzzard is the closest.

From Leighton Buzzard train station there are frequent trains to London Euston and express services will get you through to the city in half an hour.

Leighton Buzzard itself is a vibrant market town with a bustling centre, where there are many high street stores, large supermarkets and some fantastic cafes, restaurants and pubs.

Guide Price - £860,000







Local Authority – Aylesbury Vale District Council

Tenure - Freehold

Viewing - Strictly by appointment only.

Agent - Glenn Taylor – 01234 391099

VAT

The Seller reserves the right to waive their exemption from charging VAT on the land, and it is likely that the purchase price will be subject to VAT. All offers should be submitted exclusive of VAT, but on the assumption that VAT may be charged in addition to the purchase price.



Important Notice

The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever.

None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property.

Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.

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