



**Forest House Honeyburge, Boarstall**

Aylesbury

In Excess of **£550,000**





Williams





## Forest House Honeyburge

Boarstall, Aylesbury

Charming 4 bed semi-detached home in Honeyburge, on the Oxfordshire/Buckinghamshire border, with picturesque field views. Ideal for a growing family. Viewing recommended.

Set in the charming hamlet of Honeyburge ideally located between Brill, Horton-Cum-Studley, Oakley, and Boarstall this location is celebrated for its scenic countryside walks, breathtaking landscapes, and convenient access to the desirable market town of Thame, Bicester, and the historic city of Oxford. Families will particularly appreciate the prime positioning within the catchment areas for a highly regarded primary schools in Oakley and catchment to three outstanding Grammar Schools.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





### Living Room

Front-aspect lounge with engineered oak flooring, fireplace, field views, and access to the kitchen/living area.

### Kitchen Dining Area

Large open-plan space with oak flooring, bi-fold doors, stable door, breakfast bar, integrated appliances, and room for dining and seating.

### W/C & Shower Room

Tiled shower room with WC/sink combo, frosted windows, spotlights, and a utility cupboard for laundry appliances.

### Bedroom (Front, Wardrobes)

Front bedroom with field views, exposed wooden flooring, fitted wardrobes, radiator, and space for a double bed.

### Bedroom / Office (Front)

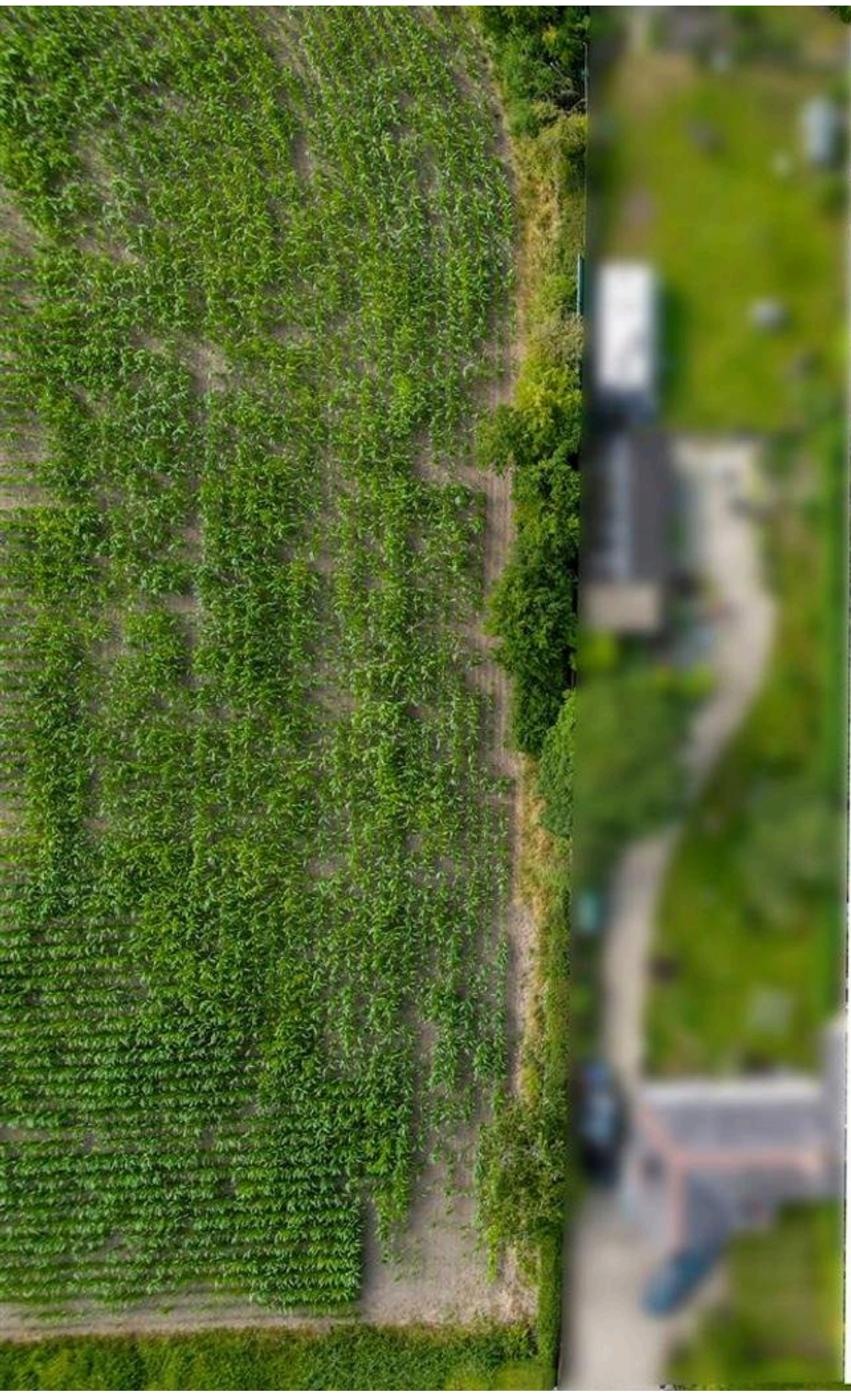
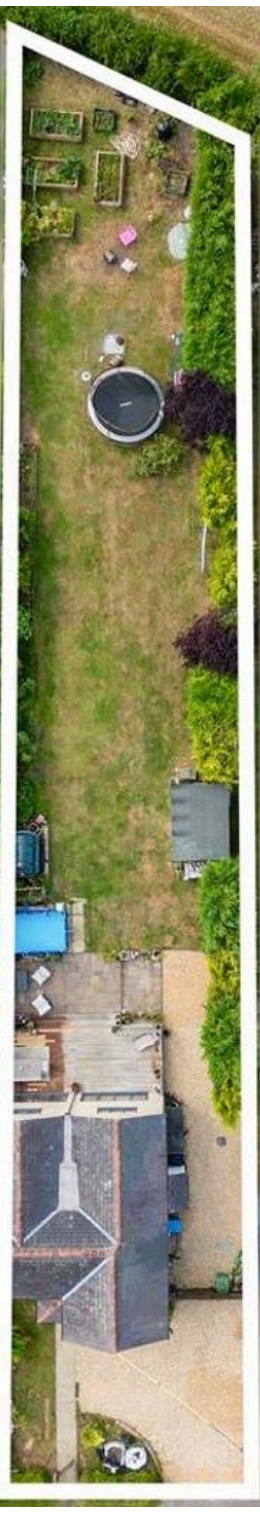
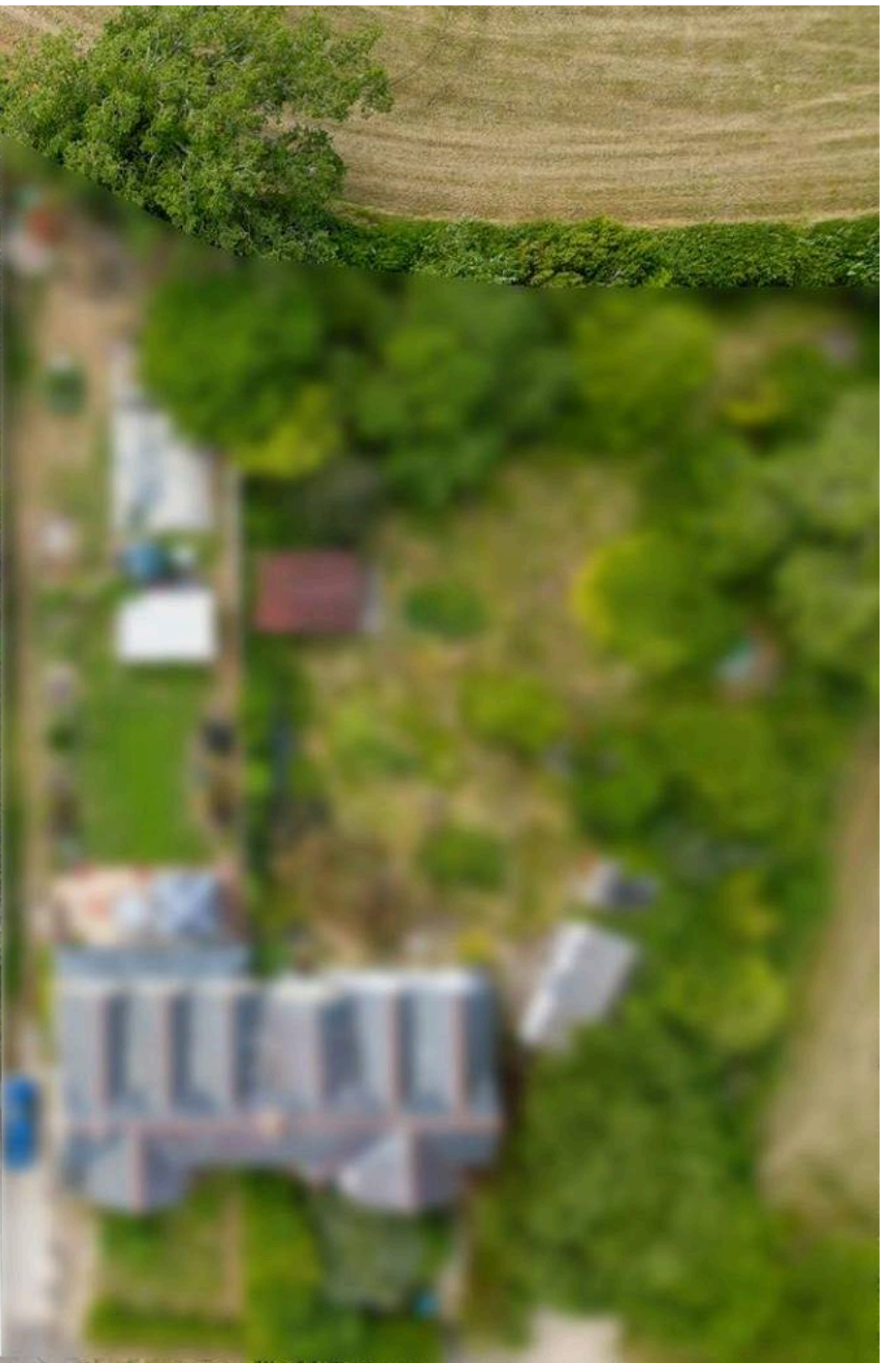
Front bedroom/office with field views, exposed floors, radiator, and space for a double bed or desk.















### **Bedroom (Rear)**

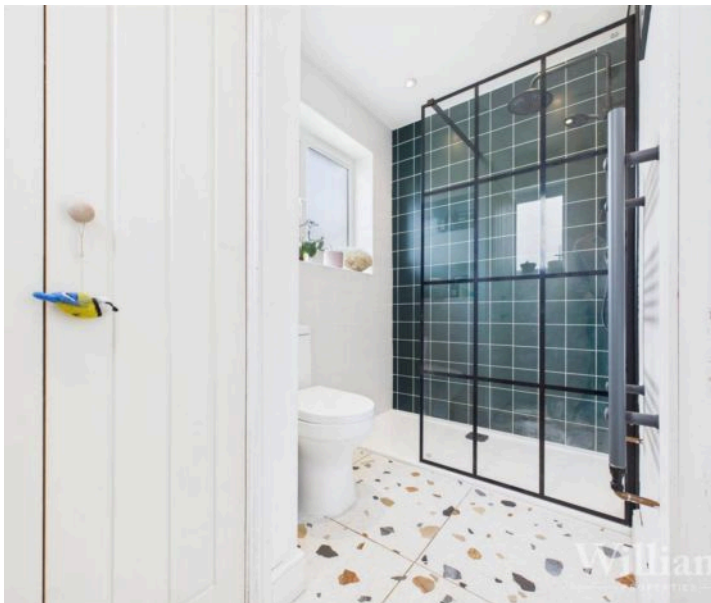
Rear bedroom with garden/field views, exposed flooring, radiator, and space for a double bed.

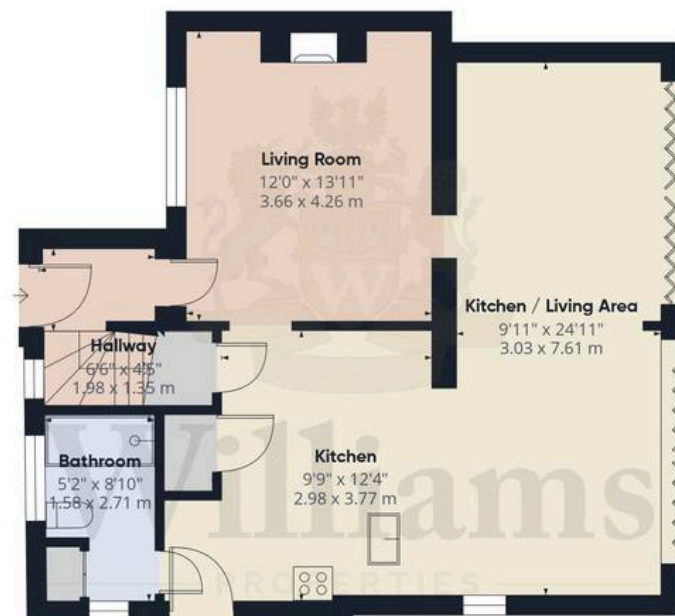
### **Bedroom (Rear, Triple Wardrobe)**

Rear bedroom with exposed flooring, triple fitted wardrobe, garden/field views, and space for a double bed.

### **Family Bathroom**

Bathroom with tiled walls/flooring, vanity basin, WC, towel rail, frosted window, and bath with overhead shower.





Floor 0

Approximate total area<sup>(1)</sup>

1263 ft<sup>2</sup>

117.4 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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