



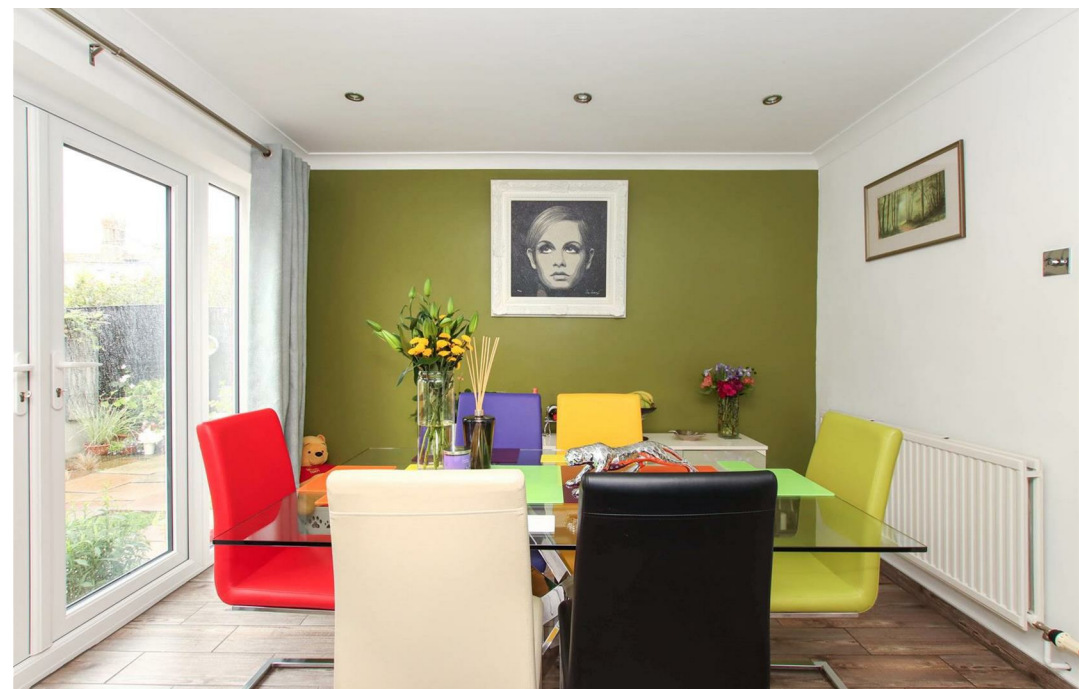
Swan Close
Ivinghoe Aston



Offers In Excess Of £585,000

entrance hall | sitting/dining room | kitchen/breakfast room | utility | shower room | principal bedroom with dressing room & ensuite | four further bedrooms | family bathroom | front & rear gardens | garage & off-road parking

VIEWINGS FROM SATURDAY 27TH SEPTEMBER. A five-bedroom, three bathroom, detached family home offering exceptional space, plus garage and parking, further benefitting from a peaceful setting with stunning semi-rural views.





Stepping inside, a generous dual-aspect sitting/dining room is an impressive space featuring two sets of french doors opening to the garden; perfect for entertaining or spending time with the family. The kitchen/breakfast room includes stylish cabinetry, while an adjoining utility/boot room adds practicality. A contemporary shower room completes the ground floor accommodation.

Upstairs, the principal bedroom boasts an adjoining dressing room and a luxury ensuite shower room. A further four bedrooms offer ample space for guests or growing families. There's also a well-appointed family bathroom.

This beautifully presented home offers a modern finish throughout and enjoys superb views over neighbouring countryside.

Outside

Attractive gardens wrap around the front, side, and rear of the property, featuring paved and lawned areas complemented by mature planting. The rear garden benefits from a sunny aspect. There is also the convenience of a garage and off-road parking to the side.

Services

Oil fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band F (Aylesbury Vale).



Tenure

Freehold.

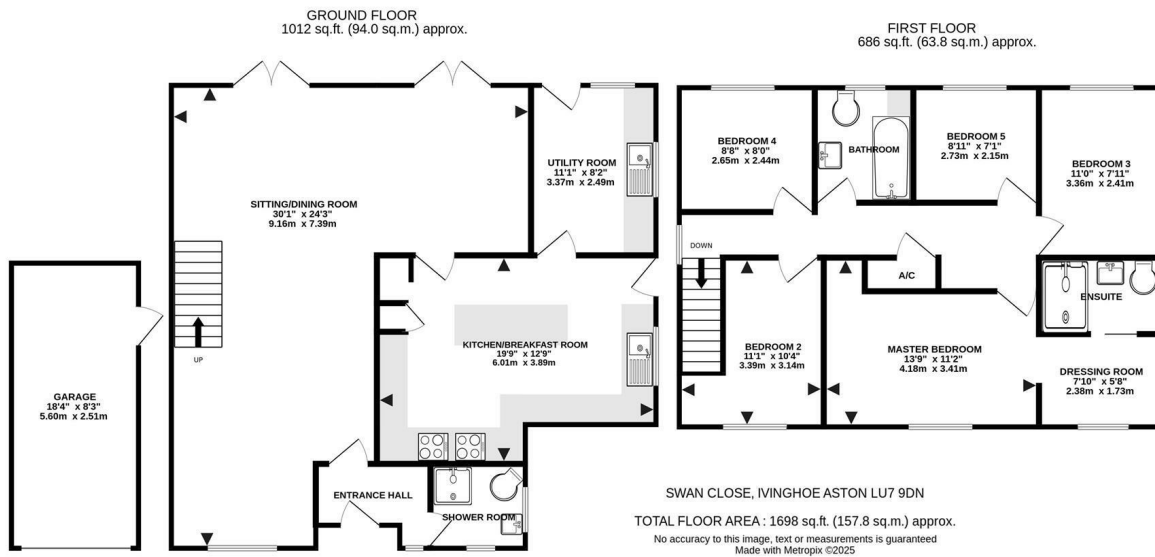
Situation

Situated along the foot of the Chiltern Hills, Ivinghoe Aston is an idyllic Buckinghamshire hamlet surrounded by rolling fields and views of the Ivinghoe Beacons and Dunstable Downs. The Village Swan public house is a great resource. Ivinghoe and Edlesborough offer a range of local amenities, while the market towns of Tring, Berkhamsted, and Leighton Buzzard offer a wider array of facilities. For commuters, the mainline stations at Cheddington and Tring are just a short drive away and provide frequent services to London Euston.



Swan Close

Ivinghoe Aston



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | 69 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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