



**Connells**

High Street  
Whitchurch Aylesbury



## Property Description

Nestled in the highly desirable village of Whitchurch, this spacious and characterful four-bedroom semi-detached home offers flexible living, a generous private garden, and a unique roof terrace – all positioned within a peaceful village setting with excellent access to Aylesbury, local amenities, and scenic countryside.

Perfect for families, professionals, or investors, this property provides exceptional versatility and room to grow.

### Ground Floor – Light, Space & Comfort

Step into a bright and welcoming reception room, bathed in natural light and perfect for both relaxed family time and hosting guests. The well-proportioned kitchen offers a practical and sociable layout, with space for dining and direct access to the rear garden. A convenient downstairs WC completes the ground floor.

### First Floor – Four Generous & Flexible Bedrooms

Upstairs, you'll find four well-sized bedrooms offering superb flexibility—ideal as bedrooms, home offices, hobby rooms, or guest accommodation. Each room enjoys plenty of natural light.

A spacious family bathroom featuring both a bath and separate shower serves the first floor.

A standout highlight is the roof terrace, providing an elevated outdoor space perfect for morning coffee, evening relaxation, or

simply enjoying views over the village—a rare and desirable feature .

Outdoor Space - rear garden offers a peaceful sanctuary ideal for children, pets, gardening, or alfresco dining.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the

auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance

Front door into lounge.

## Living / Dining Room

Windows to front and side aspect, French doors to rear garden, television point, telephone point, radiators, fire place, stairs to first floor landing.

## Kitchen / Breakfast Room

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to side aspect, skylight, double sink with drainers, electric hob with extractor hood, integrated eye level double oven, integrated microwave, space for fridge/freezer. door to rear garden, radiators, plumbing for washing machine.

## Cloakroom

Window to side aspect, WC with wash hand basin.

## First Floor Landing

Stairs from living room, airing cupboard.

## Bedroom One

Windows to front and side aspect, radiators.

## Bedroom Two

Window to rear aspect, fitted wardrobe, radiator.

## Bedroom Three

Window to rear aspect, built in cupboard, door to terrace.

## Bedroom Four

Window to front aspect, radiator.

## Bathroom

Window to rear aspect, shower cubicle, bath with mixer taps, WC, wash hand basin, radiator.

## Outside

## Terrace

Green house.

## Rear Garden

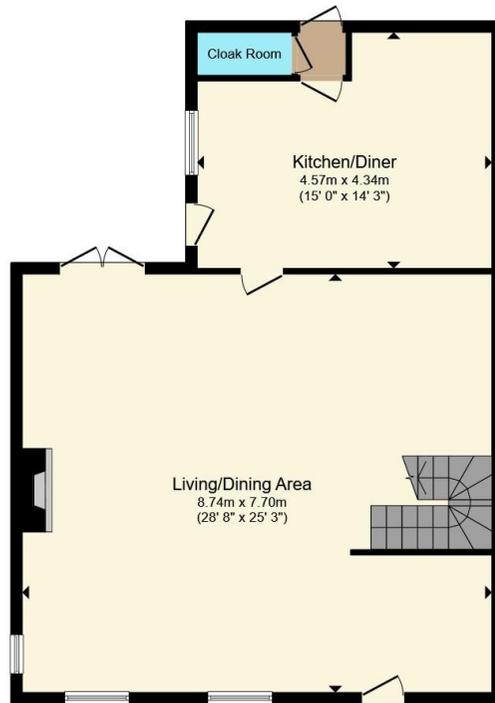
Courtyard rear garden, shed, side shared access with neighbour

## Parking









**Ground Floor**



**First Floor**

Total floor area 157.6 m<sup>2</sup> (1,697 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01296 395 111**  
**E aylesbury@connells.co.uk**

2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312882](http://connells.co.uk/Property/ALS312882)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALS312882 - 0005