



Ash Tree House

Preston Bissett

ella
Independent Land
& Estate Agents

Ash Tree House Preston Bissett

Milton Keynes Central Approx 16.8 miles
M40 Junction 9 Bicester

Central Milton Keynes to London Euston
Bicester North Rail Station 6.4 miles
Bicester Town Rail Station 6.8 miles

Set within a tranquil back water of this picturesque North Buckinghamshire village is this delightful family home. The property sits centrally in a large plot with beautiful well tended gardens and is ideal for those wishing to experience country living at it's best. Preston Bissett is one of our most sought after and unspoilt villages and has an excellent village Inn. This individual house was built to exacting standards and features large reception rooms, high ceilings and hardwood double glazed windows throughout. The main living room enjoys the benefits of an oak mantled fireplace with a cast iron log burner and glazed doors opening onto the rear garden where summer days can be savoured. This opens through to the large dining room, providing great space for entertaining guests. The farmhouse style kitchen/breakfast room is well appointed with a range of eye and base level units appliances including a double oven and hob. The utility room has a Belfast sink and doors lead to the double garage and rear garden.



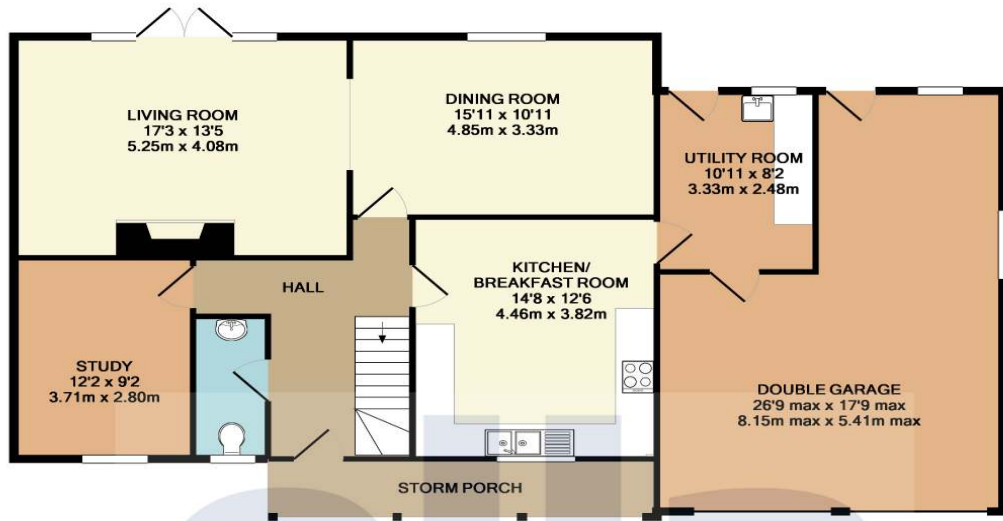
A third reception room provides many options, either a study, family room or childrens play room. On the first floor are four double bedrooms, all benefitting from built in wardrobes. The master bedroom benefits from an en suite bathroom. There is also a family bathroom. Outside, a quiet lane leads to the house, with the property being approached via a five bar gate which opens onto a gravelled driveway providing off road parking for many cars which in turn leads to an over sized double garage. The frontage is impressive with a large lawn. The rear gardens are stunning with well tended lawns and colourful borders. There are two delightful seating areas where outside dining can be enjoyed. A super house in a great location which could be extended even further.

The Village of Preston Bissett is situated approximately five miles from Buckingham. The village benefits from a Public House, The White Hart, a church, tennis courts, children's park, garden centre & its own successful cricket club. The area is well served with primary and secondary schools along with the Royal Latin Grammar school and many independent schools. The nearby Town of Buckingham provides shopping, leisure and schooling facilities whilst the new city of Milton Keynes provides more extensive facilities and entertainment, including one the largest undercover shopping centres in the UK. Other entertainment includes Night clubs, restaurants, bars, a cinema complex, Theatre and Europe's largest indoor ski complex.

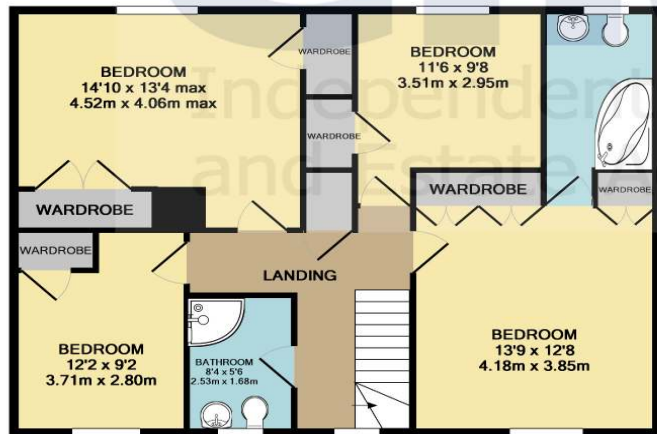
Postcode: MK18 4LJ

Guide Price: £650,000





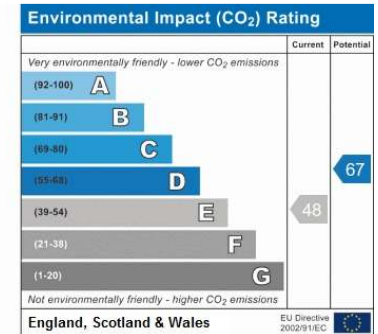
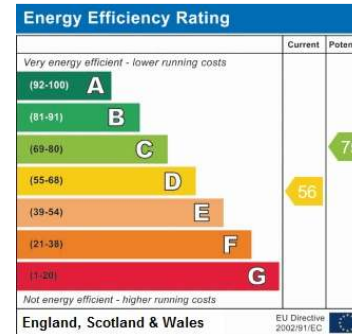
GROUND FLOOR
APPROX. FLOOR
AREA 1365 SQ.FT.
(126.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 836 SQ.FT.
(77.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2200 SQ.FT. (204.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars which have been produced with the greatest of care and attention, and are only intended to give the purchaser a guide to the description of the property. They are prepared to comply with the Property Misdescriptions Act 1991; however they are for guidance only and must not be relied on as a statement of fact. These particulars do not constitute an offer or contract. Intended purchasers should satisfy themselves by inspection to the property and its appliances, equipment and services as these have not been tested.

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