



Larks Rise
32 Grendon Way | Bierton | Buckinghamshire | HP22 5DD

LARKS RISE



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32
Grendon Way



Larks Rise is a wonderful five bedroom family home of around 4,529 sq feet, arranged over four floors and tucked into the corner of a quiet cul de sac, on the outskirts of this pretty North Buckinghamshire village.

Built by the current owners in 2016 with meticulous attention to bespoke details including a stunning kitchen the home backs onto and overlooks rolling green fields with views towards Weedon in the distance.



Seller Insight

“Superbly positioned right at the end of a very quiet cul de sac in the pretty village of Birtton is Larks Rise, a large and exceptionally well-appointed family home that was beautifully designed and built by the current owner in 2016. “Larks Rise is the fourth property that we’ve built ourselves, but I’d say that it’s the one that stands head and shoulders above the rest,” says the owner. “The brief we set ourselves was to create a very spacious home, and with four and a half thousand square feet of accommodation we’ve definitely ticked that box. We also wanted it to be a comfortable house for family life and a place where we could entertain friends and family, and we also wanted to incorporate all the mod cons you’d expect in a house of this quality. It’s a brief that’s definitely been fulfilled and we’re thrilled with the way it has turned out.”

“We’ve gone for large rooms rather than an open-plan layout, and the main reception rooms all radiate from a huge hall – which is a room in itself – so there’s a lovely flow from space to space. The bedrooms are also generously proportioned and down in the basement we’ve created a spectacular entertaining area. It incorporates a bar area, our pool table, a ‘library’ and my recording studio. It’s been a place to party and have fun, and it’s something that I’m going to really miss when we leave.”

“Attention to detail was key throughout the build and so every element has been meticulously thought out. We employed an amazing craftsman called Ray McCaffrey to design and build our stunning kitchen, he also handcrafted all of the fitted units in the utility room, en-suite dressing room and bar. We’ve installed top-of-the-range appliances in the kitchen, the ensuite has a digital shower and the bathroom features a two-seater Jacuzzi... It’s an exceptional home in every way.”

“From the large kitchen/diner we’ve installed bi-folding doors that enable us to extend the space out into the garden when the sun is shining, and the garden itself is a lovely space,” continues the owner. “It wraps around two sides of the house and it backs onto open fields, so the views are incredible. It’s again designed to be very family friendly and because of our location at the end of the cul de sac, it’s both peaceful and very private.”

“My favourite part of the house is without doubt the basement; it’s a place where we’ve all had a lot of fun,” says the owner. “I’m actually playing a gig with my band down there this weekend and the great thing is, we can make as much noise as we like without disturbing the children upstairs or the neighbours.”

“The house sits in a lovely little spot, which is nicely secluded but by no means isolated, our children get to go out and play whenever they fancy because there is no fear of mass traffic. There are many young families in the road and the children love to play together on the green.” says the owner. “We’ve got all of this beautiful countryside on our doorstep, a lovely little village just a stone’s throw away and within a matter of minutes we can be in the centre of Aylesbury. It’s absolutely ideal.”

“The house is just stunning, but there’s definitely the potential to do more,” says the owner. “I’ve boarded out the large loft space above the children’s rooms, and one of my ideas was to install fixed ladders and turn that loft into a playroom.”

“We’re moving to a more rural part of the country, but we will be sad to leave this house,” says the owner. “It’s everything and more that I hoped it would be. In terms of what I’ll miss most, it’s without doubt the basement. We’ve been able to share it with family and friends and we’ve had some really great times down there.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















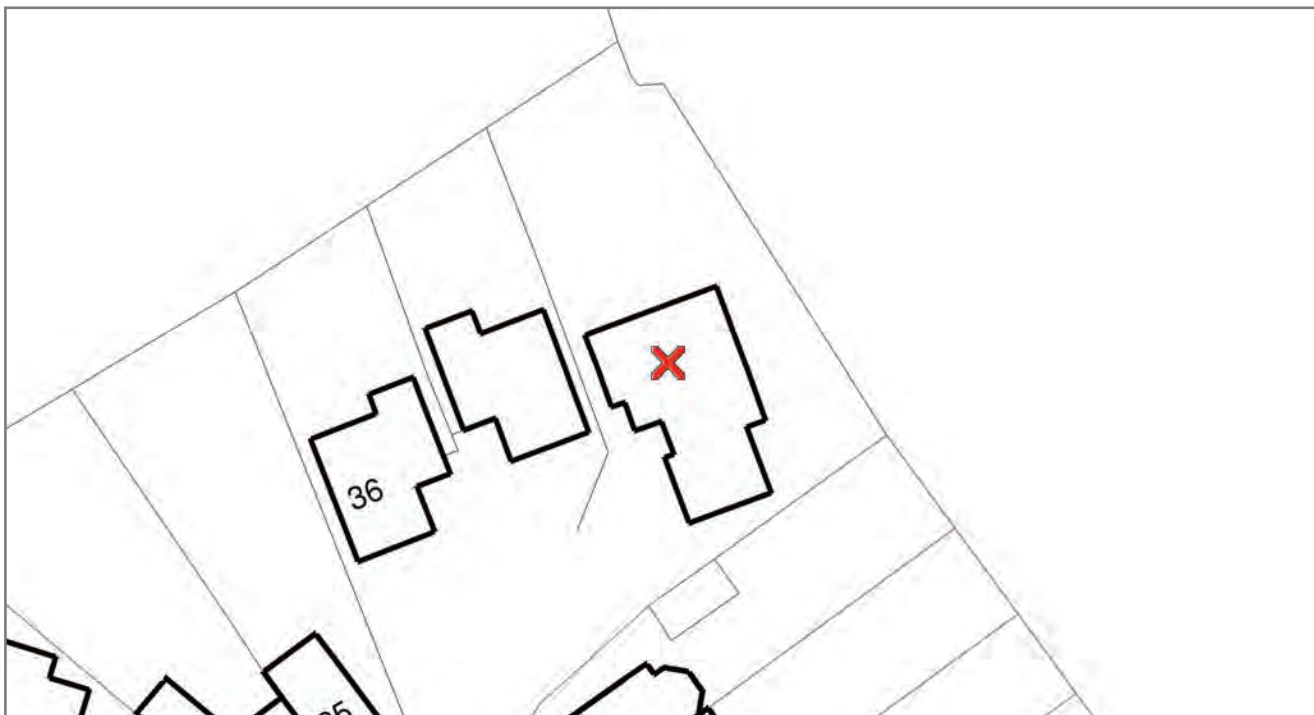












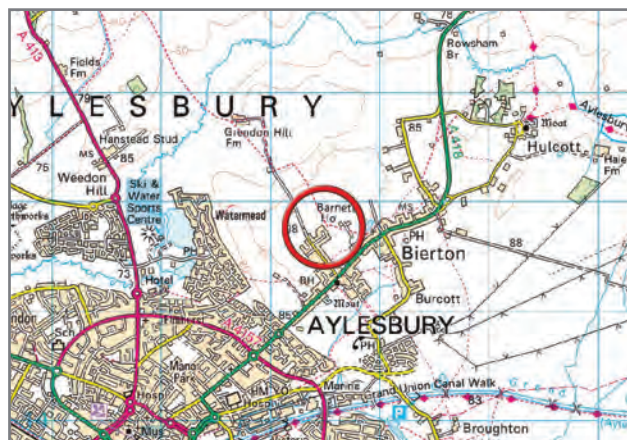
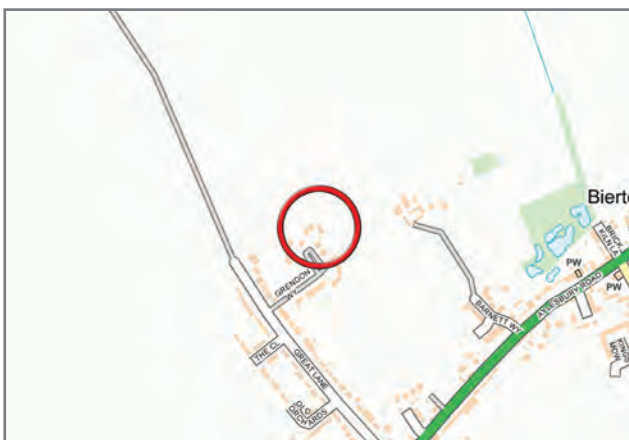
Bierton

Heading Eastwards from the County town of Aylesbury, Bierton is a delightful hamlet, before you rise up into the North Bucks Hills.

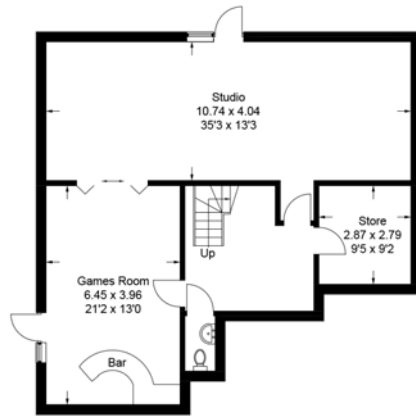
There are two public houses and a good bus service connects Bierton with Leighton Buzzard and Aylesbury itself.

The XIV Century Church of St. James is particularly noteworthy and there are views from the village across open countryside to the wooded Chiltern escarpment to the South.

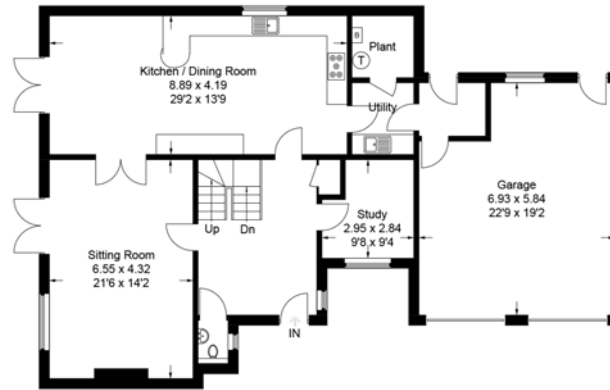
Aylesbury offers a wide range of shopping facilities and a mainline rail link to London (Marylebone) from within the town or via Aylesbury Parkway.



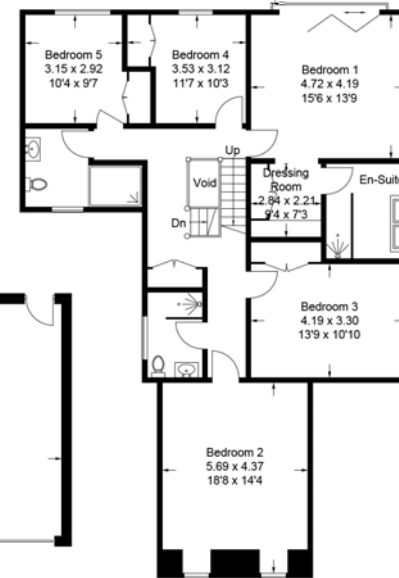
Approximate Gross Internal Area
 Basement = 98.8 sq m / 1063 sq ft
 Ground Floor = 144.7 sq m / 1557 sq ft
 First Floor = 128 sq m / 1378 sq ft
 Second Floor = 49.3 sq m / 531 sq ft
 Total = 420.8 sq m / 4529 sq ft
 (Excluding Void)



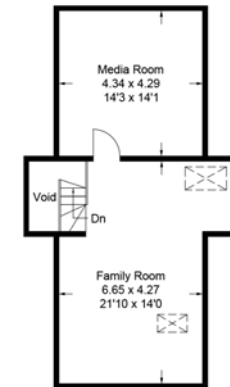
Basement



Ground Floor



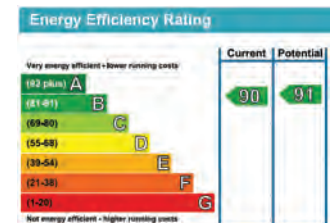
First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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