



3 Sheerwater, Watermead,  
Aylesbury, Buckinghamshire

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



**3 SHEERWATER, WATERMEAD, AYLESBURY, BUCKINGHAMSHIRE, HP19 0FS**

**WITH BEAUTIFUL DIRECT VIEWS OVER WATERMEAD LAKE FROM THE HOUSE, FRONT AND WALLED REAR GARDEN, THIS SUBSTANTIAL DETACHED HOME IS LOCATED ON THE PRESTIGE WATERMEAD DEVELOPMENT. NO CHAIN.**

**GUIDE PRICE £745,000 Freehold**

- **Located in the prestigious lakeside Watermead development.**
- **Beautiful direct views over Watermead lake from the house, front AND rear garden.**
- **Detached double-fronted house – The Baltimore**
- **Triple Aspect Sitting Room with part vaulted ceiling**
- **Family Room and separate dining room.**
- **Outstanding 25'10 kitchen/diner with sitting area and utility room.**
- **Master bedroom with large ensuite bathroom**
- **Three further large bedrooms**
- **Large south-east facing rear garden including 19' x 17' south-west facing deck with view over lake.**
- **Private road of just five homes off Kingfisher.**
- **NO CHAIN - the house is available for immediate occupation.**

**DESCRIPTION**

This substantial double-fronted detached home is located on the prestige waterside development of Watermead and enjoys beautiful direct views over Watermead Lake from the house, front AND rear garden. The property includes three substantial reception rooms and a 25'10 kitchen/diner with sitting area, master bedroom suite and three further large bedrooms. The south-east facing rear garden is WALLED with the gap providing lovely views over the lake from the decked area. NO CHAIN.

The house was The Baltimore house type built by Royco in a private road of just five homes off Kingfisher. The house is available for immediate occupation. Watermead on the outskirts of the town has been highly regarded since the late 1980's with its beautiful lakes, walks a piazza and amenities. The house has been extensively re-decorated recently.

**ACCOMMODATION**

Reception Hall. Front door beneath fanlight with glazed windows either side. An impressive area with space for occasional furniture. Staircase to first floor.

Cloakroom. White suite including wash basin set into washstand, high level WC. Wood effect flooring

Sitting Room. A pair of doors leads into this impressive and elegant light-filled triple aspect room, which includes five windows. 9'2 high part vaulted ceiling. There are views over the rear garden and lake. Fireplace with chimney flue currently fitted with gas coal effect fire with classical pine surround and granite hearth.

Family Room. A versatile room. Pair of UPVC double glazed doors to rear garden.

Dining Room. Two arched windows overlooking the front aspect including views over lake.

Kitchen / Diner with Sitting Area. This outstanding 25'10 room includes a kitchen area comprehensively fitted with a range of painted, hardwood fronted cupboard and drawer units with glass display cabinets, shelving and wine rack. Extensive work surfaces and two arched windows overlooking the lake. Stainless steel sink unit with waste bowl. Built-in double oven, gas hob and cooker hood above. Smeg stainless steel dishwasher. Hotpoint refrigerator. Wood effect flooring throughout. Ample space for large dining table and chairs with further sitting area with a pair of UPVC double glazed doors leading out to the deck at rear.

Utility room. Ceramic tiled floor. Fitted storage cupboards. Space for washing machine and additional appliance. Gas fired boiler. UPVC double glazed door to front garden. Further part glazed door to:

Rear Porch. Ceramic tiled floor. Door into garage.

First Floor Landing. Window with view over the lake. Loft hatch. Airing cupboard with hot water tank.

Master Bedroom. This spacious double bedroom has two UPVC windows overlooking the rear garden. Two built-in wardrobes. Dado rail. The lake can be seen just to the far right from the windows.

Ensuite Bathroom. A spacious bathroom with window overlooking the lake. Fitted with white suite including panelled bath with shower mixer, separate shower enclosure with glazed door, wash basin with storage under, WC with concealed cistern. Substantial mirror, down-lighters and heated towel rail. Fully tiled walls. Wood effect flooring.

Bedroom 2. This spacious double room has two windows with outstanding views overlooking the lake.



Bedroom 3. A large double room with two UPVC double glazed windows overlooking the rear garden. Built in wardrobe.

Bedroom 4. A good sized room with two windows overlooking the lake. Two built-in wardrobes.

Family Bathroom. White suite including panelled bath with shower mixer, separate shower enclosure, wash basin set into recess with mirror and low level WC. UPVC window. Part tiled walls. Wood effect flooring.

## OUTSIDE

The property is situated in a gravelled private road serving just five homes off Kingfisher. The front garden includes a paved sitting area with wonderful views over the lake and is partly lawned with formal borders and a gated side access to the rear. Gravelled parking area for two cars in front of the:

Double Garage. 17'10 x 17'7. Of brick construction with an electrically operated up and over door, window, power and light. Door to rear porch.

Rear Garden. About 85' x 58' narrowing to 33' – irregular in shape. The rear garden is an outstanding feature of the property as it is entirely WALLED with the exception of railings providing wonderful views over the lake. One of the few homes on Watermead with views of the lake from the rear garden! The garden faces south east. There is a large 19' x 17' deck adjacent to the kitchen/diner, this faces south west and enjoys views over the lake. Built-in BBQ with chimney flue. The garden is extensively lawned with attractively planted borders. Further gravelled area beside family room.

## LOCATION

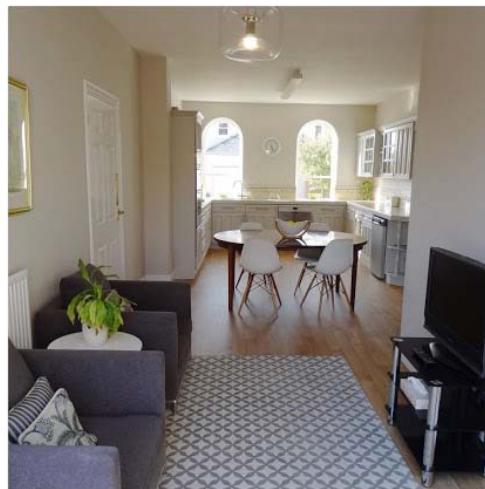
Watermead was built as a prestige new village on the outskirts of Aylesbury in the late 80's surrounding a substantial lake with a subsidiary lake and extensive amenity land providing walks and places to enjoy nature. Demand was such that names were drawn to secure the best plots. Extensive community amenities include: allotments, Reflexions Health & Leisure club with gym and swimming pool, Watermead day nursery and the Best Western Garden Court Hotel. Set around The Piazza can be found: the village hall, The Watermead Inn and restaurant, WM News & General Store, hairdresser, vets, florist, dentist, Lakeside chinese takeaway. A little more controversially a new crematorium has been built and granted planning consent on the opposite side of the lake but has been carefully designed and landscaped to blend in unobtrusively.

The county town of Aylesbury in the Vale of Aylesbury is close to the Chiltern Hills. There is a 55 minute rail service to London Marylebone and comprehensive shopping, sporting and leisure amenities including multi-screen cinema and The Waterside Theatre.

**EDUCATION.** Extensive first, middle and secondary schooling options are available including grammar education

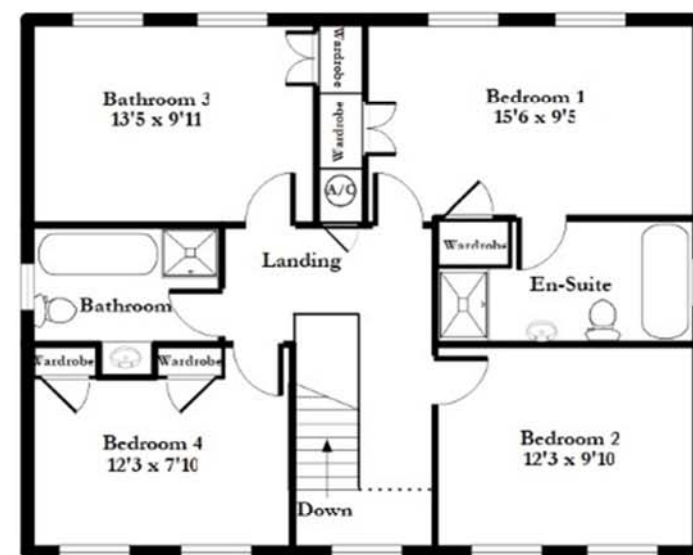
**GENERAL:** Freehold. Mains drainage, electricity, gas and water connected. Gas fired boiler serving radiator central heating and domestic hot water. Sash windows throughout with a number of replacement UPVC doors and windows. The House was originally built by Royco in the late 80's and is a Baltimore house type. EPC rating: D (Current 63 / Potential 79). White six-panel interior doors throughout. Private road serving five homes. Council Tax Band: G.

**DIRECTIONS:** Approach off the A413 along Watermead. At the mini roundabout turn left along Ayleswater, turn left into Kingfisher and left into Sheerwater. The house is on the left.





Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA INCLUDING GARAGE: 2214 sq. ft / EXCLUDING GARAGE: 1911 sq.ft

# Sheerwater

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