



**Hawthorns North Marston Lane, Whitchurch Aylesbury HP22 4JJ**



**welcome to**

**Hawthorns North Marston Lane, Whitchurch Aylesbury**

An impressive four-bedroom detached bungalow offering spacious and highly flexible living accommodation, set within a beautifully landscaped south-westerly facing garden and benefiting from a substantial detached outbuilding with excellent potential for a self-contained annex (STPP).



The well-planned accommodation comprises an entrance hall, cloakroom, spacious living room with feature log burner, and a 28ft kitchen/dining room forming the heart of the home. Further living space includes a family room/snug and utility room. There are four well-proportioned bedrooms, including a bedroom with en-suite wet room, plus a family bathroom, offering ideal flexibility for families, guests or home working.

Outside, the enclosed rear garden enjoys a sunny south-westerly aspect and is attractively landscaped, featuring a timber gazebo ideal for entertaining, together with a further private tucked-away garden area.

A detached outbuilding is currently used as a summerhouse and workshop, but lends itself to a variety of uses including home office, gym or additional accommodation, subject to planning.

The property is located in the highly regarded village of Whitchurch, approximately 5 miles north of Aylesbury, on the A413 towards Winslow and Buckingham.

Village amenities include a primary school (approx. 0.2 miles), post office, church and public house, with more extensive shopping and schooling, including the Aylesbury Grammar Schools, available in Aylesbury. Rail services to London Marylebone run from Aylesbury, with further links to London Euston from Leighton Buzzard and Milton Keynes.

Approximate distances: Aylesbury 5 miles, Winslow 5.5 miles, Leighton Buzzard 9 miles, Milton Keynes 17 miles.



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## Accommodation Comprises

### Entrance Hall

### Living Room

12' 8" x 18' 4" ( 3.86m x 5.59m )

### Kitchen/ Dining Room

10' 2" x 28' 4" max ( 3.10m x 8.64m max )

### Bedroom

15' 8" x 10' 6" ( 4.78m x 3.20m )

### Wet Room

### Utility

### Snug

12' x 11' 10" ( 3.66m x 3.61m )

### Inner Hallway

### Cloakroom

### Bathroom

### Bedroom

9' 2" x 12' 8" ( 2.79m x 3.86m )

### Bedroom

11' 9" x 12' 8" ( 3.58m x 3.86m )

### Bedroom

10' 2" max x 7' 6" ( 3.10m max x 2.29m )

### Outside

### Garden Room

10' 5" x 18' 11" ( 3.17m x 5.77m )



welcome to

## Hawthorns North Marston Lane, Whitchurch Aylesbury

- Spacious Four-Bedroom Detached Bungalow
- Attractively Landscaped Gardens
- Detached Outbuilding with Versatile Use
- Two Generous Reception Rooms
- Driveway Providing Ample Off-Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £750,000



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Property Ref:  
AYL116483 - 0003

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