



Lower End | Wingrave | Aylesbury | HP22 4PG

Asking Price £850,000



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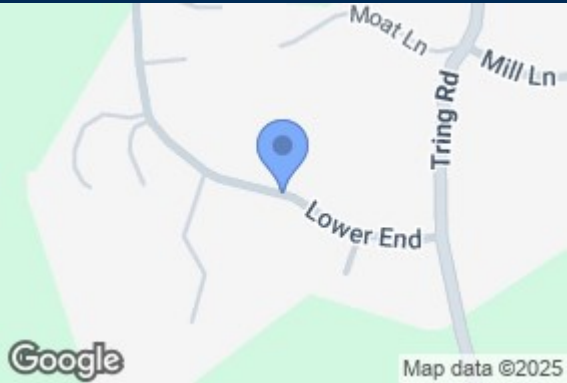
Positioned on a peaceful country lane in Wingrave, Kaycey Barn is one of just three barn conversions and is available on the open market for the first ever time. The stunning new open-plan kitchen/dining room and characterful living spaces flow to a beautifully landscaped 0.36-acre south-west facing garden with stunning countryside views. With four/five bedrooms, and three reception rooms this home is a fantastic opportunity not to be missed. Offered for sale with a complete upper chain.

- Available for the first ever time on the open market.
- Peaceful quiet country lane in a courtyard setting surrounded by open countryside.
- Large enclosed driveway providing lots of off road parking.
- 0.36-acre south-west facing garden with stunning countryside views.
- Part of an exclusive development of three barn conversions.
- Stunning recently extended open-plan kitchen/dining room with integrated appliances.
- Four bedrooms plus an optional fifth with en-suite plus dressing room.
- Extensive outside storage with three garden sheds and timber summerhouse.









Approximate Gross Internal Area = 170.1 sq m / 1,831 sq ft

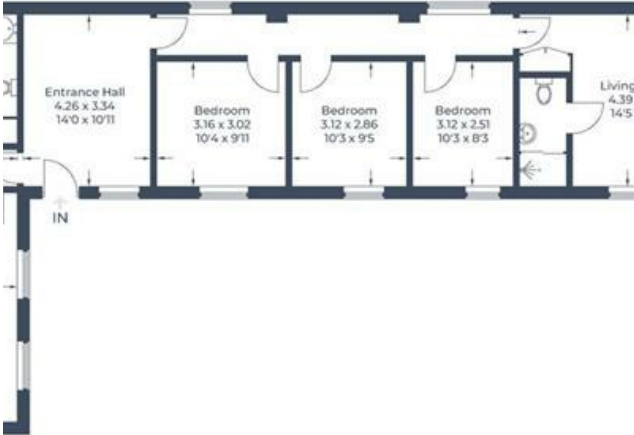


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(82-100) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(19-34) <b>E</b>		
(21-38) <b>F</b>			(11-30) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Duck End  
Great Brickhill  
Buckinghamshire  
MK17 9AP

01525 261100  
enquiries@finehomesproperty.co.uk