



Bushmead Road | Whitchurch | Aylesbury | HP22 4LG

Offers In Excess Of £725,000

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We are delighted to present this fully renovated detached home in the sought after village of Whitchurch and is offered with no upper chain. The heart of the home is the high specification open plan kitchen dining room, lounge, four bedrooms and two bathrooms with the option to have a downstairs bedroom if required. Bi-fold doors open to a stunning landscaped south facing rear garden. There is a further laundry and storage room, garage and ample off road parking. With no upper chain, an internal viewing is highly recommended.

- Fully refurbished, re-wired, re-plumbed and new windows throughout.
- Aylesbury grammar school catchment as well as sought after primary options.
- Impressive top of the range open-plan kitchen/diner with island, bi-fold doors, fitted appliances and a vaulted ceiling.
- Landscaped rear garden with large patio, pergola, lawn, and mature planting, south facing private sun trap.
- Garage with electric door, power and lighting, and off-road parking for three cars.
- Flexible accommodation with three or four bedrooms, with a spacious ground floor layout.
- Separate laundry room and storage rooms providing practical utility space.
- Located in the village of Whitchurch with local amenities, schools & transport links.

Welcome to Bushmead Road

Welcome to Bushmead Road. To the front of the property, there is a landscaped gravel driveway providing parking for up to three cars, along with access to a garage featuring an electric roller shutter door. A paved pathway leads to the entrance, bordered by contemporary fencing. The front garden is laid to lawn with well-stocked borders and mature shrubs. The property is enclosed by a neatly maintained hedge and gated access, offering a pleasant approach from the road as well as privacy.

Entrance Hall

Stepping through the front door, you enter a bright entrance hall with wood-effect flooring laid in a herringbone pattern. The hallway provides access to all ground floor rooms, including the living room, kitchen dining room, lounge, ground floor bedroom, and family bathroom.

Living Room

12'11" x 12'7" (3.94 x 3.85)

The living room is positioned at the front of the property and features a large bay window (with fitted blinds within the glass) that allows plenty of natural light and offers a view over the front garden. The room is well-proportioned and finished with neutral décor, recessed ceiling lights, and a fitted carpet. A central electric fireplace provides a focal point to the space, complemented by decorative alcoves with feature wallpaper.





Lounge

13'1" x 9'11" (4.01 x 3.03)

There is a second reception room currently used as an additional lounge but could be used as a dining room or fourth bedroom, offering flexibility to suit various needs. This room features a wide bay with French doors opening directly onto the rear garden, allowing for plenty of natural light and easy access to outdoor entertaining space.

Kitchen/Diner

23'11" x 14'4" (7.29 x 4.38)

The heart of the home is the impressive open-plan kitchen dining room. This spacious room features a striking vaulted ceiling and large bi-fold doors that open directly onto the garden patio with stunning wooden pergola. The kitchen is fitted with floor-to-ceiling units providing extensive storage, and includes a range of integrated appliances: two electric ovens, fridge/freezer, washing machine and a dishwasher. Housed within the kitchen cabinetry are a Megaflow hot water cylinder and a floor-mounted Worcester oil-fired boiler. In the centre of the room is a large island unit topped with luxurious 'Calcatta Quartz' work surfaces, which incorporates a one and a half bowl inset sink and a 4-ring induction hob. The island also offers generous workspace and functions as a breakfast bar with seating for four, making it perfect for casual dining or socialising. A dedicated dining area sits adjacent, ideal for more formal meals or family gatherings, while a side window (with fitted blinds within the glass) brings in additional natural light. Finished with elegant herringbone-style flooring, pendant lighting, and a soft neutral palette, this room is an ideal space for modern family living.

Laundry

9'9" x 6'9" (2.98 x 2.08)

Outside, there is access to a separate laundry room, providing a practical space for household utilities. The room is fitted with plumbing and power for a washing machine and tumble dryer, along with additional space for storage or other appliances.

Storage

9'10" x 6'8" (3 x 2.05)

From the laundry room, a door leads through to an additional storage room, offering further space for household items, tools, or garden equipment. This useful extra area helps keep the main living spaces clutter-free and well-organised.

Bedroom One

12'11" x 12'10" (3.94 x 3.92)

Bedroom one is located at the front of the property and benefits from a large bay window fitted with micro blinds within the glass, allowing for plenty of natural light while maintaining privacy. This spacious room is elegantly presented and includes an impressive seven-door mirrored wardrobe (with the option to purchase), offering ample storage without compromising floor space.

Bedroom Two

11'0" x 10'11" (3.36 x 3.35)

Bedroom two is located on the first floor and benefits from a vaulted ceiling with recessed downlights, giving the room a bright and spacious feel. A large Velux window to the rear aspect allows natural light to flood in while providing views over the garden. The room also features access to eaves storage, making the most of the available space and helping to keep the room clutter-free.

Ensuite

The en-suite to bedroom two is neatly designed to make full use of the space, with a Velux window bringing in natural light. It features a shower cubicle with tiled surround, a low-level WC, and a wash hand basin set within a contemporary vanity unit for useful storage. The room is finished with Karndean wood-effect flooring.

Bedroom Three

12'6" x 9'7" (3.82 x 2.93)

Bedroom three features a vaulted ceiling with recessed downlights and a clean, modern finish. A window to the rear aspect allows for natural light, while the room also benefits from eaves storage.

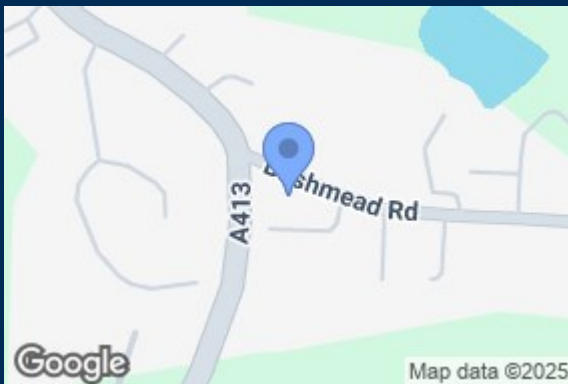
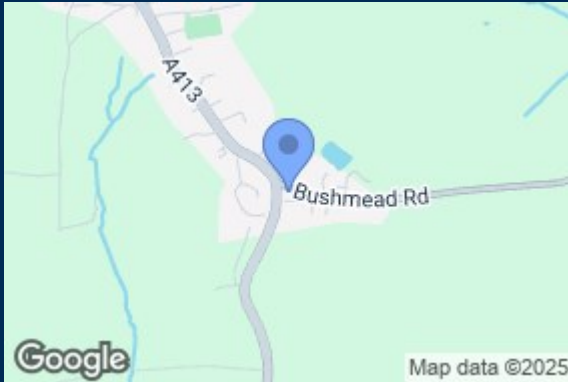
Family Bathroom

The downstairs bathroom is stylishly appointed with modern grey ceramic tiling to both the walls and floor. It features a striking metallic bold slipper-style bath with a central mixer tap and handheld shower attachment, creating a bold yet elegant centrepiece. A wash hand basin is set within a sleek vanity unit, offering storage and a clean finish, alongside a low-level W/C. Additional touches include a chrome heated towel rail and a fitted wall mirror.

Garage

18'1" x 11'4" (5.52 x 3.47)

The garage is oversized offering the ability to fit a car if required. There is an electric roller door, power and lighting.



Approximate Gross Internal Area
 Ground Floor = 82.7 sq m / 890 sq ft
 First Floor = 35.5 sq m / 382 sq ft
 Garage = 19.1 sq m / 205 sq ft
 Outbuilding = 12.9 sq m / 139 sq ft
 Total = 150.2 sq m / 1,616 sq ft
 (Excluding Eaves Storage)

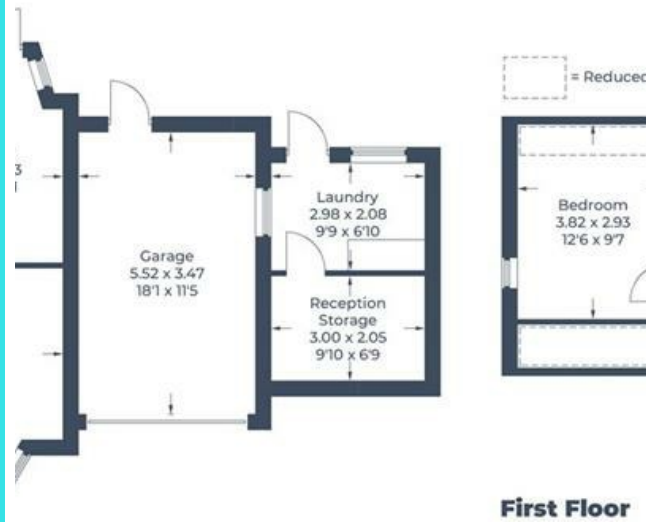


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 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82-100) A (61-81) B (40-60) C (25-40) D (9-24) E (1-10) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	72		
	58		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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