



Elm Leys | Wingrave | Aylesbury | HP22 4FL

Offers In Excess Of
£600,000

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We are excited to present this beautifully presented five-year-old detached family home in the sought after village of Wingrave with countryside views and close to excellent schools for all ages. The accommodation includes a lounge, open-plan kitchen/dining/family room with vaulted ceiling, utility room, and French doors to the garden. You have four bedrooms, and three bathrooms including two en-suites. Positioned in a quiet spot, outside you have a large driveway and garage. Complete upper chain.

- Completed in 2020, with 5 years left of NHBC new home warranty remaining.
- Good size living room with bay window.
- Driveway and integrated garage.
- Four double bedrooms and three bathrooms. Rare find of two en-suites.
- Open-plan kitchen, dining and family room with vaulted ceilings and skylights.
- High specification, modern fixtures and fittings throughout.
- Perfect family friendly garden with views over open fields/countryside.
- Popular Buckinghamshire village of Wingrave, in catchment of the Grammar schools, close to local primary school in the village and near to well regarded Cottesloe.

Welcome to Elm Leys

This modern detached family home is a joy to arrive home to with exceptional kerb appeal, with an elegant red-brick façade, stylish pitched roof, and characterful architectural detailing. A generous block-paved driveway provides ample off-road parking and leads to an integrated garage, while the well maintained lawns and planting create a welcoming impression.

Entrance Hall

Stepping through your front door, you are welcomed into the entrance hall. Featuring a sleek wood-effect floor, the hallway provides convenient access to the living room, a modern downstairs cloakroom, and the open-plan kitchen/diner to the rear, where French doors lead to the garden. There is also space for coats and shoes and a further understairs storage cupboard.

Cloakroom

The stylish downstairs cloakroom offers blend of practicality and character, featuring a contemporary white WC and pedestal wash basin.

Living Room

16'11" x 9'10" (5.16 x 3.00)

The living room is an inviting cosy room, filled with natural light from a bay window that offers a view of the front garden and quiet street. Soft neutral décor and plush carpeting creates a cosy atmosphere, making it an ideal space for relaxing or entertaining. With generous proportions and a versatile layout, this room can easily accommodate a range of furniture while maintaining its bright and airy feel.





Kitchen/Dining/Family Room

23'4" x 16'11" (7.13 x 5.16)

At the heart of the home lies a stunning open-plan kitchen, dining, and family space designed for modern living. The sleek kitchen features stylish shaker-style cabinetry, high-quality integrated appliances, and ample worktop space, creating a practical cooking environment. Flooded with natural light from French doors, dual-aspect windows, and a large skylight, the adjoining dining and family area is perfect for entertaining or relaxed family time. With its seamless flow to the garden, this versatile space is a standout feature of the property.

Utility Room

Adjacent to the kitchen, the well-appointed utility room offers a practical extension, with matching cabinetry, generous countertop space, and a stainless steel sink. Thoughtfully designed to accommodate laundry appliances and additional storage, this handy space also benefits from direct access to the side of the property.

Garden

The property boasts a beautifully maintained rear garden. A lawn is framed by well-kept borders and mature trees that border fields, creating a private outdoor space. A paved patio area provides the ideal spot for outdoor dining or entertaining. With French doors opening directly from the kitchen/dining area, this space is perfect for family living and year-round enjoyment.

Landing

The landing provides access to all four bedrooms and the family bathroom, with neutral décor and carpeting continuing the home's modern style. A window enhances the sense of light and space, while a fitted airing cupboard offers convenient storage.

Master Bedroom

15'3" x 9'10" (4.66 x 3.02)

The principal bedroom offers a serene retreat, beautifully presented with soft neutral tones and plush carpeting. A large window with a deep sill floods the room with natural light while offering views over the front aspect.

En-Suite

This spacious bedroom benefits from a stylish en-suite shower room, complete with modern tiling, a walk-in shower and contemporary fixtures, creating a luxurious, hotel-style feel.

Bedroom Two

13'0" x 11'2" (3.98 x 3.41)

The generous second bedroom is another stylish double room, offering plenty of space for freestanding furniture and a peaceful outlook over the front of the property.

En-Suite

This bedroom also benefits from a sleek en-suite shower room, finished with modern tiling, a walk-in shower and contemporary fittings.

Bedroom Three

11'3" x 9'10" (3.43 x 3.00)

Bedroom three is currently used as a nursery but equally suited as a guest bedroom or home office. Its playful décor and rear aspect window create a welcoming atmosphere, while neutral carpeting adds versatility for future styling.

Bedroom Four

11'3" x 8'2" (3.43 x 2.51)

Bedroom four is a versatile space, currently used as a home office but easily adaptable as a cosy bedroom. A bright rear-facing window ensures plenty of natural light, while soft neutral décor and plush carpeting make it a comfortable and functional addition to the home.

Family Bathroom

The family bathroom is tastefully finished, featuring white suite and a combination of neutral tiling and soft green accents. There is a panelled bathtub with a handheld shower and a wall-hung vanity unit offering storage. A window fills the space with natural light, enhancing the fresh and inviting feel.

Garage

19'4" x 10'7" (5.90 x 3.23)

Your Local Area

Situated in the heart of the Buckinghamshire countryside, the charming village of Wingrave offers a quintessential English lifestyle with an array of amenities. The village features the historic Rose & Crown pub, a popular gathering spot for locals, along with a well-stocked village shop and post office for daily essentials. Families are well-served by Wingrave Church of England Combined School, while the nearby MacIntyre School provides specialist education. Transport connections are excellent, with the A418 providing swift road links to Aylesbury and Leighton



Approximate Gross Internal Area
 Ground Floor = 59.4 sq m / 639 sq ft
 First Floor = 68.0 sq m / 732 sq ft
 Garage = 19.6 sq m / 211 sq ft
 Total = 147.0 sq m / 1,582 sq ft



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential					
Very energy efficient - lower running costs		93	Very environmentally friendly - lower CO ₂ emissions				
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions				
England & Wales		England & Wales					
EU Directive 2002/91/EC		EU Directive 2002/91/EC					

Duck End
 Great Brickhill
 Buckinghamshire
 MK17 9AP
 01525 261100
enquiries@finehomesproperty.co.uk