

CALYPSO

NEW ROAD, DINTON, BUCKINGHAMSHIRE HP17 8UT



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An extended three bedroom semi-detached home, with well established gardens to the front and rear, requiring some updating. It is situated in one of the area's most sought-after villages, with great access to Thame, Aylesbury and Oxford.

The property was originally built in the early 1960s and was then extended on the ground floor in the 1980s. The windows, doors and patio doors have been replaced with uPVC double glazed casement windows and doors, and the property has cavity wall insulation.

On the ground floor is a cloakroom, sitting room, an extended dining room (which as recently been used as a living room), a fitted kitchen, with space for a kitchen table and including a hob, extractor hood and integrated oven and dishwasher, and a utility/boot room. There is also an internal door from the utility/boot room to garage. On the first floor is a larger than average landing, three bedrooms, and a recently fitted shower room.

To the rear is a generously sized garden, which has been well tended and cultivated over the years. There is a lawned area, as well as well stocked beds and borders, and a lovely pond. There are three greenhouses and plenty of areas to sit to enjoy the sun! To the front is a well stocked garden with flower beds and parking.

There is ample scope to further extend the property (STP) and

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IN BRIEF

- Semi-detached home with a ground floor extension
- Large dining room with direct access to the garden
- Wider than average hall & landing
- Super village location



OVERVIEW

- Sitting room
- Large dining room
- Well fitted kitchen with space for a kitchen table
- Cloakroom
- Utility/Boot room
- Three bedrooms
- Re-fitted shower room
- Front & rear gardens
- Double glazed windows
- Centrally heated
- Potential to extend & enhance (STP)
- Cavity wall insulation

GUIDE PRICE: - £450,000 - FREEHOLD

SUPPLEMENTARY INFORMATION

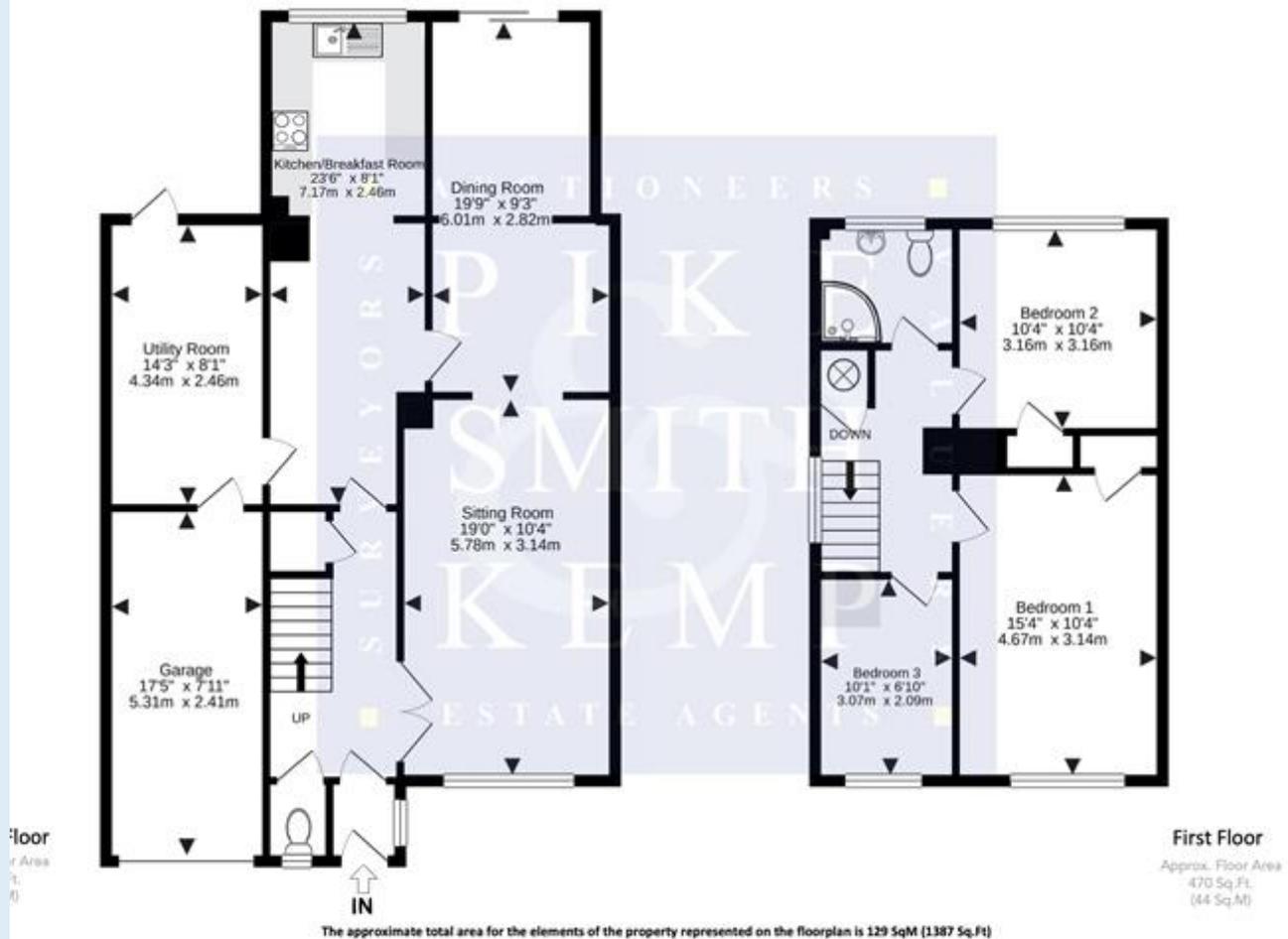
Services: Mains electric, drainage and water. There is mains gas in the road but not to the property. Central heating is solid fuel to radiators.

Energy Rating: Current E (51) Potential C (74)

Environmental Impact Rating: Current G (17) Potential A (102)

Local Authority: Aylesbury Vale District Council

Council Tax Band: E



This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate agent and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

LOCATION

DINTON is small village situated between Thame and Aylesbury and is surrounded by beautiful Buckinghamshire countryside. There are two pubs in the village (Seven Stars is on New Road) and the local shops are just a couple of minutes away.

The closest primary school is the Cuddington & Dinton CoFe School. For senior schooling, there is a number of choices in Aylesbury, including Aylesbury Grammar School and Aylesbury High School. There are also a number of private school options within a short drive.

For the commuter, there are mainline stations in Haddenham and Aylesbury, providing rail access to London. For road users, the M40 is the best motorway to use, which is just 10-15 minutes away (Jct 6 or 7)

Directions; From our Thame Office, proceed out of the town on the A418. Continue some time, passing the turnings to Haddenham. New Road is a turning off on the right just after the Gibraltar sign. Calypso is on the right hand side (at the third telegraph pole).

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