

7 BURNHAM ROAD

WESTCOTT, AYLESBURY, BUCKINGHAMSHIRE HP18 0PL



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Set within a quiet cul-de-sac on a wide plot, this beautifully presented family home offers flexible living accommodation with three reception rooms, three bedrooms including a master with en-suite as well as additional loft rooms that are currently used as a cinema room and workspace.

From the front door the property consists of an entrance hallway giving access to the ground floor rooms. Recently extended living room has bi-fold doors giving access to the rear garden as well as a log burner for those cosy evenings. The dining room is open to the living room providing great space for entertaining. The contemporary kitchen/breakfast room has integrated double oven and electric hob. This also incorporates a utility room and downstairs cloakroom with access to a side decked garden area. From the hallway, stairs lead to first floor landing. The main bedroom spans the length of the property and has a dressing area leading onto a balcony as well as en-suite shower room with underfloor heating. There is a large family bathroom with white sanitaryware and two further bedrooms. There is a large loft space with velux windows that is currently set up as a home cinema and workspace. Outside there is an enclosed rear garden with patio and raised decked area that is ideal for entertaining!

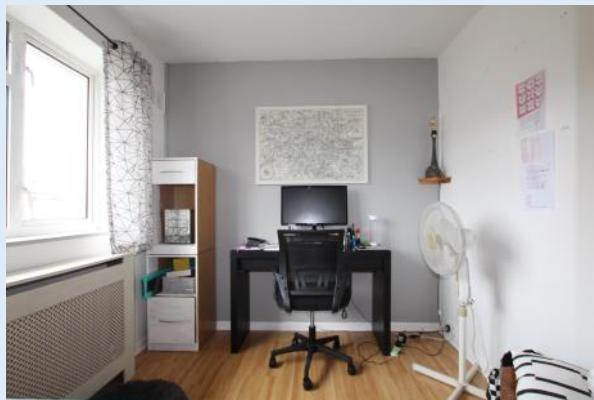
Our clients say: "having lived here for over 25 years it is a great village with an abundance of surrounding countryside, yet close to Bicester, Aylesbury and Thame, we have loved living here and have enjoyed the social aspect of the open plan living".

"BRIGHT, MODERN AND FAMILY-FRIENDLY"



IN BRIEF

- Substantial family home with superb entertaining space
- Three reception rooms, master with en-suite and family bathroom
- Contemporary kitchen / breakfast room and separate utility.
- Quiet cul-de-sac location in desirable village
- Enclosed gardens with decked and patio areas



OVERVIEW

- Large family home
- Large living room with bi-fold doors onto garden and log burner
- Spacious dining room opening into living room
- Kitchen / breakfast room with island
- Utility room
- Cloakroom
- Master bedroom with dressing area, en-suite shower and balcony
- Two further bedrooms
- Loft rooms currently used as home cinema and workspace
- Family bathroom
- Mature enclosed garden
- Multi car driveway

OFFERS OVER

£500,000

SUPPLEMENTARY INFORMATION

Services: Oil, electricity, drainage and water

Heating: oil heating to radiators

Energy Rating: Currently TBC , Potentially TBC

Environmental Impact Rating: TBC

Local Authority: Aylesbury Vale District Council

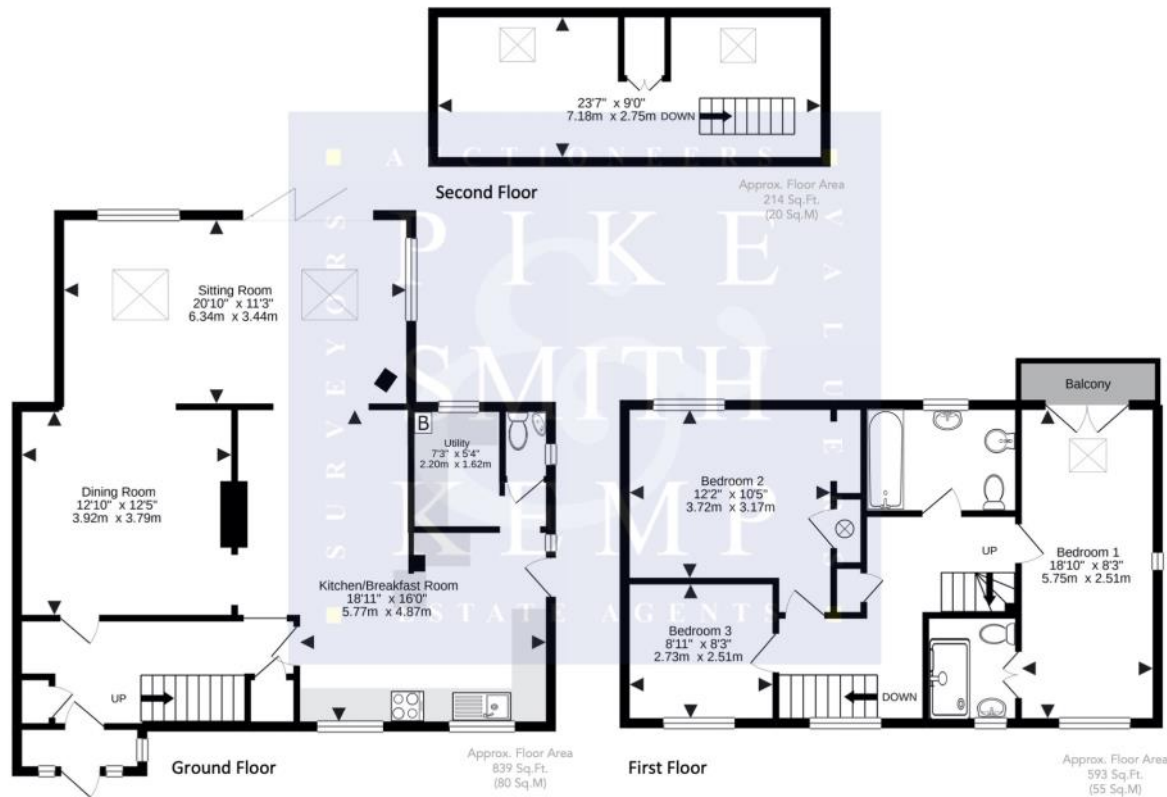
Council Tax Band: D

Broadband: Standard - Up to 17Mb, Fibre - Up to 76Mb

LOCATION

Westcott sits at the edge of the Waddesdon Estate benefitting from an extensive network of footpaths and bridleways. There is easy access to the larger villages of Long Crendon and Brill for day to day shopping facilities. Thame, Bicester and Aylesbury also within close proximity and have a wide range of shops including the renowned Bicester Village providing a more extensive range of shopping and recreational facilities. There are a range of reputable local schools, including three grammar schools as well as the well regarded Westcott primary school and Waddesdon C of E senior school.

Communications are excellent with the M40, giving access to the Midlands and Birmingham to the north and London to the south. There is fast train service to London Marylebone from Haddenham and Thame Parkway as well as Aylesbury station within a 10 minute drive.



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