



Parsonage Farm
Wingrave, HP22 4RP

Offers In Excess Of £600,000



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Parsonage Farm

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Quarters are delighted to offer for sale this four bedroom detached family home located in this sought after Buckinghamshire Village which falls within catchment of the highly regarded Aylesbury Grammar Schools. The property is presented to the market in superb order with spacious accommodation comprising: Entrance hallway, lounge, dining room, conservatory with underfloor heating, kitchen, utility room, office, store room, four bedrooms (master with refitted ensuite) and a refitted family bathroom. Additional benefits include gas heating, driveway parking and generous private garden. Viewing is highly recommended.

Location:

The village of Wingrave is nestled in the picturesque Buckinghamshire countryside, and boasts plenty of local amenities, with residents benefitting from local shops, public houses and green spaces. The village further benefits from falling within catchment for sought after grammar schooling as well as the popular Cottesloe School, and excellent transport links to nearby Aylesbury, Milton Keynes and beyond thanks to the accessibility of Junction 11A of the M1. The village is situated approximately 15 minutes' drive from Leighton Buzzard Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property also enjoys a close proximity to a number of outstanding walks and nature reserves.

Ground Floor:

Enter via a double glazed composite front door into the welcoming hallway, where there are doors to the lounge, kitchen and cloakroom/WC, plus stairs leading to the first floor. The wood effect flooring runs through much of the ground floor, with the kitchen and utility floor being tiled. The lounge is situated facing the front aspect and is a well proportioned room with a log burner providing a wonderful focal point. The room receives plenty of light via dual aspect windows, and an opening connects through to the dining room, which is perfectly sized to accommodate a family dining table, and there are doors to the kitchen and conservatory. The conservatory is of brick base and double glazed construction, providing an excellent spot to relax and enjoy views of the garden. The kitchen is fitted with a range of wall and base level units with ceramic sink, integrated dishwasher and spaces for a fridge freezer and cooker with hood over. The room leads through to the utility, which is fitted with matching units and there is space and plumbing for a washing machine. A courtesy door leads to the garden, and towards the front, the former garage has been converted to provide a home office and store, with doors opening to the driveway.





First Floor:

The landing provides access to the four bedrooms family bathroom and loft space, plus there is a built-in airing cupboard. The master bedroom faces the front aspect and includes built-in wardrobes, with further space remaining for a variety of bedroom furniture. The room enjoys use of a fitted ensuite which has been fitted with a modern three-piece suite comprising of a low level WC, vanity wash hand basin and shower cubicle, and is finished nicely with fashionable tiling. The second bedroom is an impressive 21ft long and is flooded with natural light via dual aspect windows. The room includes built-in wardrobes and comfortably accommodates additional furniture. There are two further bedroom facing the rear aspect, each enjoying views over the rear garden. The family bathroom has been refitted to a high standard with a three-piece suite comprising of a low level WC, pedestal wash hand basin and stylish roll-top bath.

Outside:

To the front of the property is a block paved driveway with parking for two vehicles, and a neat garden with an array of mature shrubbery. The landscaped rear garden has been well maintained, with a paved patio area off the rear of the property providing a perfect spot for entertaining. A generous lawn spans the remainder of the garden, with a further patio area tucked to one corner.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 1469 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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