

Fords.

SALES | LETTINGS | NEW HOMES



Larkscroft, The Charndon Estate Marsh Gibbon Road, Poundon, OX27 0AU

INCENTIVES AVAILABLE - CALL TO ENQUIRE!

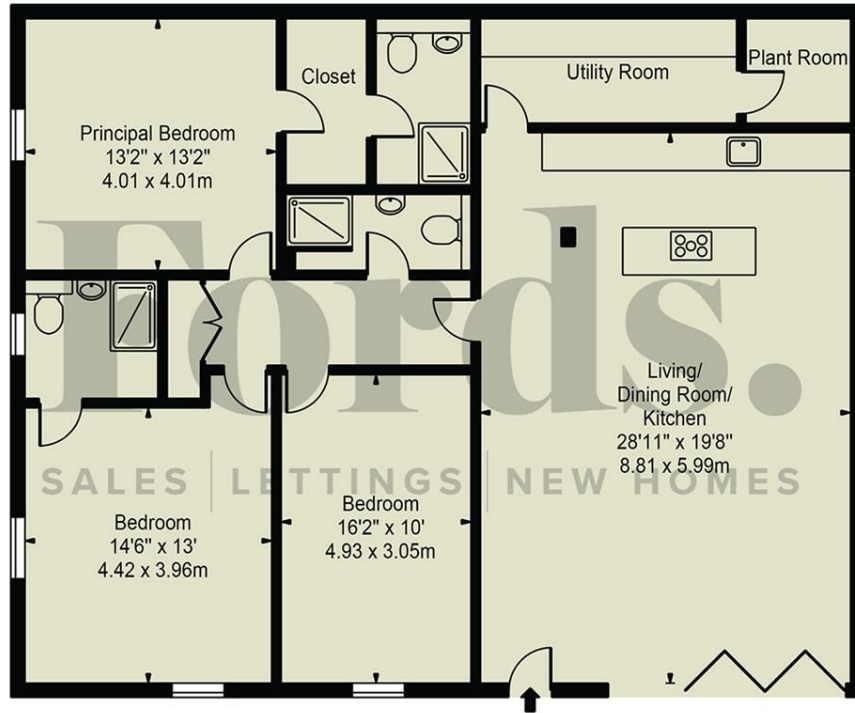
Set within the peaceful Buckinghamshire village of Marsh Gibbon, The Barn Collection at Charndon Estate presents an exclusive opportunity to acquire a beautifully crafted barn conversion within a private gated development.

- **INCENTIVES AVAILABLE - CALL TO ENQUIRE**
- **Stunning Countryside Views**
- **Bespoke Italian kitchens with Quooker tap**
- **New Development of just 12 Homes**
- **Three Bedrooms & Three Bathrooms**
- **Air Source Heat pump and underfloor heating**
- **Private gardens**
- **Allocated parking and EV charger**

£795,000

Larks Croft

Approx. Gross Internal Area 1523 Sq Ft - 141.49 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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