



KESTREL WAY, WATERMEAD, AYLESBURY

PRICE £685,000

FREEHOLD

A beautifully presented and thoughtfully extended four-bedroom detached home, ideally positioned within walking distance of the lake and Piazza on the ever-popular Watermead development.



KESTREL WAY

- STUNNING OPEN PLAN KITCHEN/FAMILY ROOM • BI-FOLDING DOORS AND ROOF LANTERN • FOUR DOUBLE BEDROOMS • SECLUDED, LANDSCAPED REAR GARDEN • TWO GENEROUS RECEPTION ROOMS • UNDERFLOOR HEATING • UTILITY ROOM AND DOWNSTAIRS WC • CLOSE TO WATERMEAD LAKE, PIAZZA AND AMENITIES



LOCATION

Watermead – situated on the northern outskirts of the town, continues to be as popular today as it was when the very first homes were released in the late 1980's. With two magnificent lakes, a quaint village centre and open countryside on the doorstep a more picturesque setting would be hard to imagine. The location offers convenient access by road towards the M25 and M40 as well as being a short drive to Aylesbury Parkway Train Station offering mainline services to London Marylebone.

ACCOMMODATION

The heart of this impressive family home is the stunning open-plan kitchen and family area. Designed with modern family living and entertaining in mind, the kitchen benefits from bi-folding doors and a roof lantern, flooding the space with natural light and creating a wonderful connection with the garden. Underfloor heating adds to the comfort of the room, making it equally inviting throughout the year.

The stylish kitchen is fitted with a comprehensive range of high-gloss wall and base cabinets, complemented by quartz worktops and matching upstands. There is a useful larder cupboard, pull-out spice rack and pan drawers, together with a central island incorporating pull-out waste disposal, breakfast bar and wine rack. Integrated appliances include a fridge/freezer, double oven with microwave, induction

and gas hob and wine cooler.

The ground floor offers an excellent degree of flexibility, with two generous reception rooms in addition to the impressive kitchen/family room. A spacious reception hallway provides access to the integral garage, while there is also a separate utility room and downstairs WC.

On the first floor are four genuine double bedrooms, providing excellent accommodation for a growing family. The principal bedroom benefits from fitted wardrobes and a stylish en-suite bathroom, while bedrooms two and three each have built-in double wardrobes. A family bathroom completes the first floor.

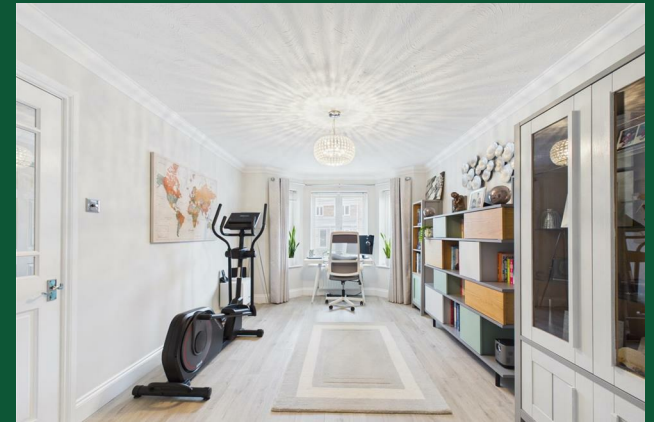
Externally, the property benefits from driveway parking and a single integral garage, which has power, lighting and houses the central heating boiler.

The secluded rear garden has been thoughtfully landscaped and provides a fantastic outdoor entertaining space. There is a paved patio with pergola, timber decking with inset lighting, a generous central lawn, raised flower beds and gated side access.

This is a particularly well-appointed and versatile family home, combining generous accommodation

with a superb open-plan living space and an attractive, private garden — all within easy reach of Watermead's lake, Piazza and amenities.

KESTREL WAY





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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

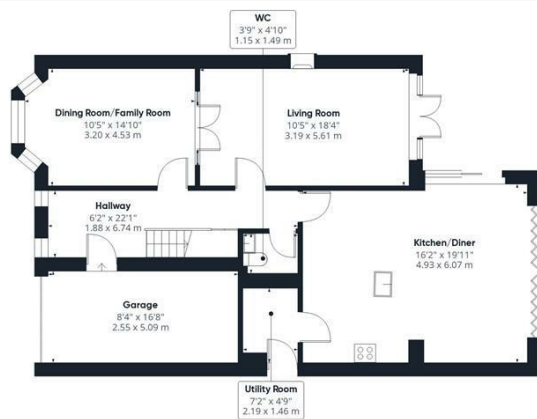
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1774.00 sq ft

Tenure – Freehold





Ground Floor



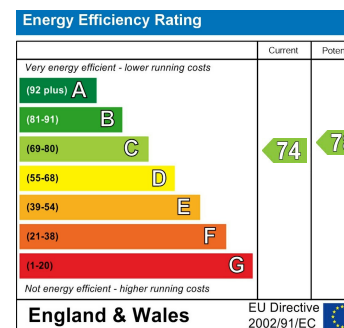
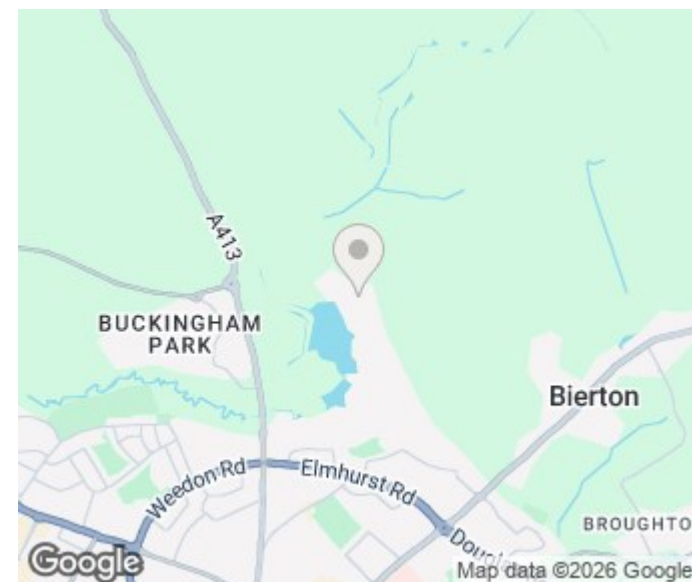
Floor 1

Approximate total area⁽¹⁾
1774 ft²
164.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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