



## KESTREL WAY, WATERMEAD, AYLESBURY

PRICE £695,000

FREEHOLD

This four bedroom detached home in the sought after Watermead development offers spacious and versatile living, ideal for families. Backing onto open fields, the property enjoys a peaceful setting with attractive views. Inside, the home features multiple reception rooms, providing flexibility for both entertaining and everyday living. The well-appointed kitchen is complemented by a separate utility room and a convenient cloakroom. Upstairs, there are four good sized bedrooms, including a principal bedroom with en suite, along with a modern family bathroom. Externally, the landscaped rear garden offers a private outdoor space, while a garage and driveway provide ample parking.



# KESTREL WAY

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- BACKING ONTO FIELDS WITH ATTRACTIVE VIEWS
- SPACIOUS & WELL-BALANCED ACCOMMODATION
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- GARAGE AND DRIVEWAY
- CLOSE TO LAKE AND PIAZZA
- GROUND FLOOR CLOAKROOM
- EN SUITE TO MAIN BEDROOM
- MULTIPLE RECEPTION ROOMS



## 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 accommodation begins with a welcoming entrance hall, complete with stairs rising to the first floor and a useful storage cupboard. A convenient cloakroom is located off the hallway. To the front of the property, the dining room benefits from a large window, allowing for plenty of natural light and providing an ideal space for dining or entertaining. The ground floor benefits from real wood flooring.

The living room is a particularly attractive feature of the home, offering a cosy yet spacious environment with a feature fireplace and sliding doors that open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

The kitchen is well-equipped with Bosch appliances including an inset electric hob, integrated double

oven, fridge freezer, and dishwasher, and opens into a bright dining area with an abundance of light and doors leading out to the garden. The kitchen has the added benefit of underfloor heating, along with dark iroko wood worktops and porcelain tiled flooring. A separate utility room provides additional practicality, with space for a washing machine, tumble dryer and further storage options.

Upstairs, the first-floor landing includes an airing cupboard and access to the loft. There are four well proportioned bedrooms, with the principal bedroom benefiting from its own en suite shower room. Bedrooms two and three both feature built-in wardrobes, offering excellent storage. A family bathroom serves the remaining bedrooms.

Externally, the rear garden has been beautifully landscaped and takes full advantage of the property's position backing onto fields. It features multiple patio areas, a well-maintained lawn, shrub borders, and a variety of established trees, creating a private and tranquil outdoor space. A summerhouse provides additional storage.

To the front, the property benefits from an extended block paved driveway with integrated solar lighting, as well as a garage equipped with light and power.

## KESTREL WAY





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### ADDITIONAL INFORMATION

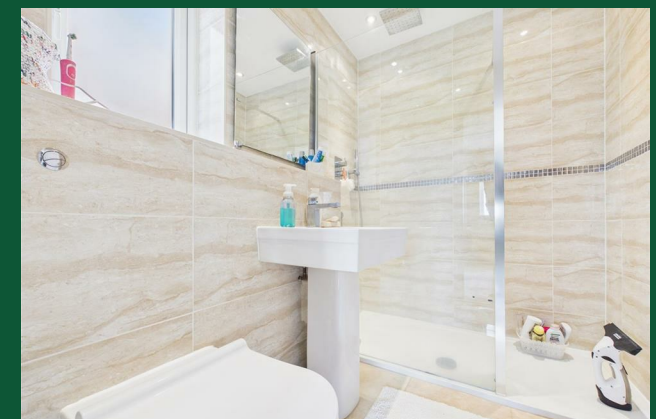
**Local Authority** – Buckinghamshire Council

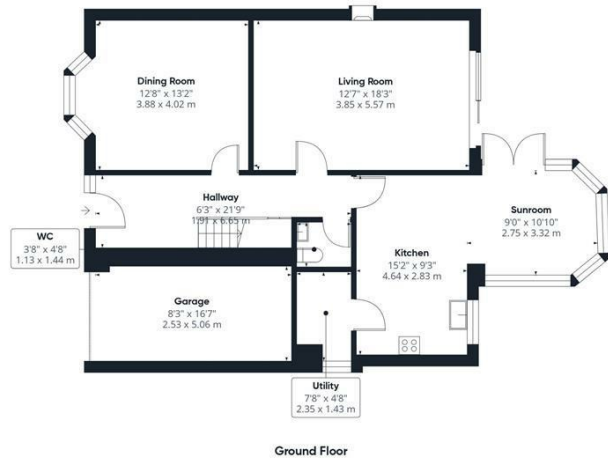
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 1804.00 sq ft

**Tenure** – Freehold





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1804 ft<sup>2</sup>  
167.5 m<sup>2</sup>

(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



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

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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