

## GOLDCREST, WATERMEAD, AYLESBURY

PRICE GUIDE £865,000

FREEHOLD

An exceptional five bedroom detached residence situated within the highly sought-after Watermead development, enjoying a desirable position backing onto open fields. This spacious family home offers well-balanced accommodation, including a generous living room, dining room, kitchen, separate utility room and cloakroom. Upstairs, the property boasts five bedrooms, complemented by an en suite to the main bedroom and a family bathroom. Externally, the home benefits from a private rear garden with open views, a double garage, and an expansive driveway providing ample off-road parking.



# GOLDCREST

- IMPRESSIVE FIVE BEDROOM DETACHED HOME
- SOUGHT AFTER LOCATION
- ATTRACTIVE OUTLOOK
- MULTIPLE RECEPTION ROOMS
- UTILITY & CLOAKROOM
- DOUBLE GARAGE & LARGE DRIVEWAY
- FIVE WELL PROPORTIONED BEDROOMS
- EN SUITE TO MAIN BEDROOM
- GARDEN BACKS DIRECTLY ONTO OPEN FIELDS
- LARGE KITCHEN WITH INTEGRATED APPLIANCES



## 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 property is entered via a spacious and welcoming entrance hall, complete with stairs rising to the first floor and a convenient downstairs cloakroom. The ground floor accommodation is both generous and versatile, featuring a bright dual-aspect living room with a charming feature fireplace and double doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining.

The separate dining room also benefits from direct access to the garden, perfect for formal dining or family gatherings. The heart of the home is the large, well-appointed kitchen, fitted with an inset gas hob, integrated oven, grill and microwave, along with an integrated fridge and dishwasher. There is ample space for a dining table, and double doors lead out to the garden, enhancing the indoor-outdoor flow. A

separate utility room provides additional practicality, with space for a washing machine and tumble dryer.

Upstairs, the first floor landing offers access to the loft and includes an airing cupboard for additional storage. There are five well-proportioned bedrooms, with the main bedroom benefitting from built-in wardrobes, fitted storage units, and a private en suite shower room. The remaining bedrooms are served by a family bathroom.

Externally, the rear garden is a standout feature of the home, backing onto open fields and providing a peaceful and scenic backdrop. The garden is mainly laid to lawn with a patio area ideal for outdoor dining, along with a garden shed for storage. To the front, the property offers a double garage and a large driveway, providing ample off-road parking for multiple vehicles.

This superb home combines spacious living, a desirable location, and beautiful surroundings, making it an ideal choice for growing families.

# GOLDCREST





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## ADDITIONAL INFORMATION

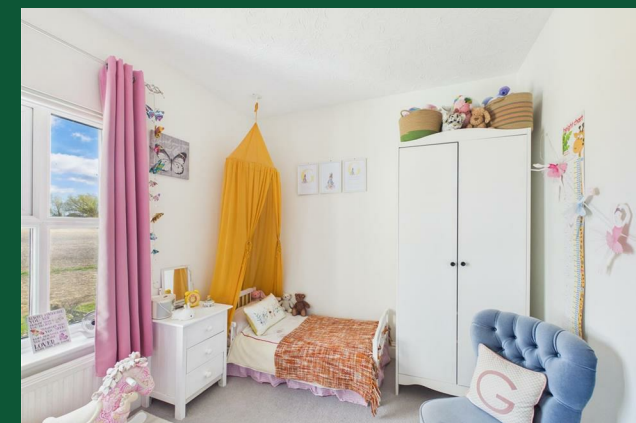
**Local Authority** – Buckinghamshire

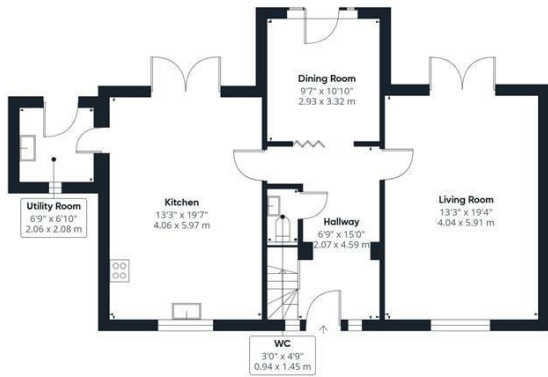
**Council Tax** – Band F

**Viewings** – By Appointment Only

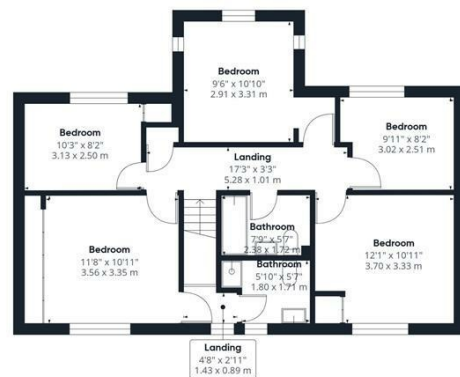
**Floor Area** – 1865.00 sq ft

**Tenure** – Freehold





Ground Floor Building 1



Floor 1 Building 1



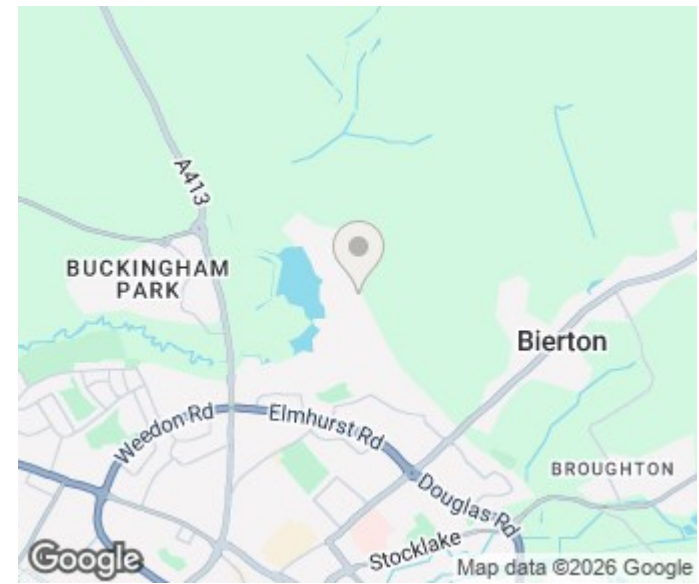
Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
 1865 ft<sup>2</sup>  
 173.3 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>		<b>59</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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