



## FARLEIGH DRIVE, BERRYFIELDS, AYLESBURY

OFFERS IN EXCESS OF £490,000  
FREEHOLD

An attractive three/four bedroom detached home located in the popular Berryfields development, within walking distance of schools and local amenities. The property offers a spacious living room, dining room, modern kitchen with utility, and a convenient cloakroom. Upstairs features three bedrooms, including a main bedroom with walk-in wardrobe and en suite, plus a family bathroom. Outside, there is a private rear garden, garage and off-road parking.



## FARLEIGH DRIVE

- BERRYFIELDS DEVELOPMENT • THREE/FOUR BEDROOM DETACHED HOUSE • GARAGE AND PARKING • STYLISH KITCHEN WITH INTEGRATED APPLIANCES • LARGE DUAL-ASPECT LIVING ROOM • UTILITY AND CLOAKROOM • ENCLOSED GARDEN • WALKING DISTANCE TO SCHOOLS

### LOCATION

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. The development benefits from good transport links by road towards Bicester/M40 and back to the town centre. The development is home to Aylesbury Parkway Station which offers mainline services into London Marylebone in just under an hour. There is a parade of shops and a Miller and Carter restaurant on the development as well as a secondary school and two primary schools.

### ACCOMMODATION

The welcoming entrance hall is bright and spacious, with stairs rising to the first floor, a cloakroom and a useful understairs storage cupboard. To the front, the dual-aspect living room is a generous size, while the separate dining room also benefits from a dual aspect and features double doors opening out to the garden, creating a lovely space for entertaining.

The stylish kitchen is fitted with a range of modern units and includes an inset gas hob with splashback and cooker hood, integrated oven and grill, fridge and dishwasher. A breakfast bar provides casual seating space, and the adjoining utility room offers additional storage along with an integrated washing machine.

Upstairs, the landing provides loft access and an airing cupboard. The main bedroom is a superb size,

with a walk-in wardrobe and en suite shower room.

Originally designed as two bedrooms, this space can easily be reconfigured back into a fourth bedroom if required with a stud wall. There are two further well proportioned bedrooms and a modern family bathroom.

Outside, the enclosed rear garden features both a paved patio area and lawn, with gated access leading to the parking area. The property benefits from a garage with light and power, as well as off-road parking. There is an additional off road parking space with EV charger.



## FARLEIGH DRIVE





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## ADDITIONAL INFORMATION

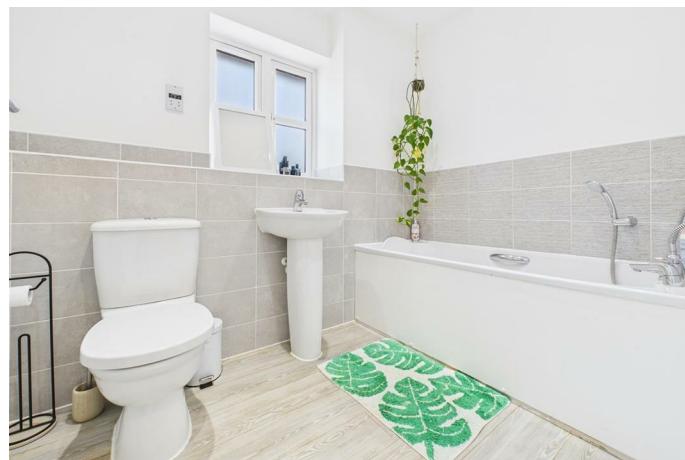
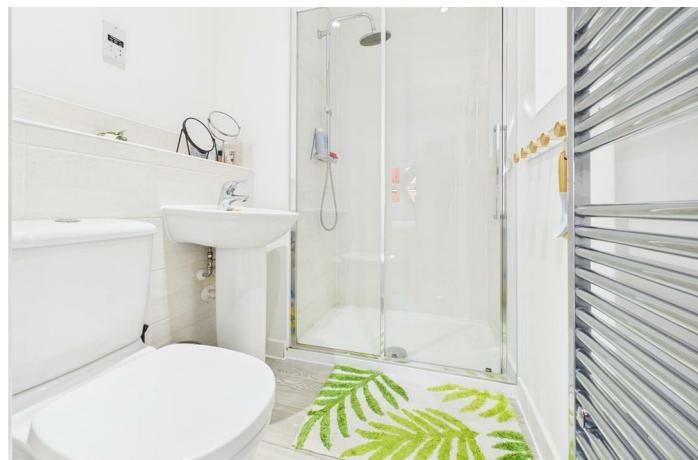
**Local Authority** – Buckinghamshire

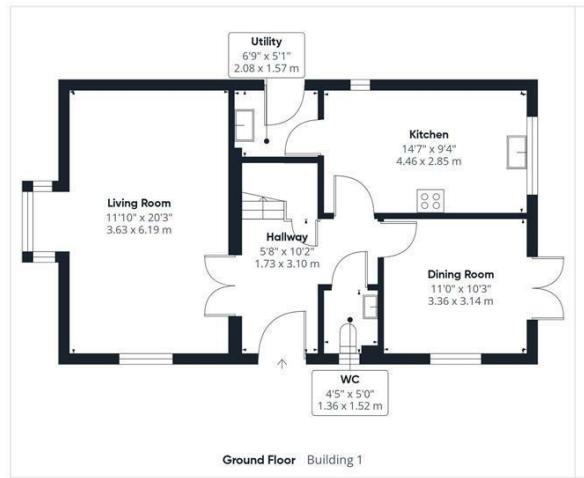
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1471.00 sq ft

**Tenure** – Freehold





Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1471 ft<sup>2</sup>  
136.6 m<sup>2</sup>



Ground Floor Building 2



Google

Map data ©2026

(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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
info@georgedavid.co.uk  
www.georgedavid.co.uk

