

HAMNETT HAYWARD



21 DOLLICOTT, AYLESBURY, HP17 8JL

ASKING PRICE £495,000





21 DOLLICOTT

AYLESBURY, HP17 8JL

- Three bedroom bungalow set in a substantial plot with planning consent to extend
- Grounds totalling 0.16 acres
- Rear garden extending to 105' in length
- Within walking distance of the many amenities on offer in the village
- Highly sought after village with mainline station for London Marylebone (under 40 mins)
- Recently constructed detached garden room, ideal for home office/gym
- Off street parking and garage
- Plans for a stylish interior including a substantial open plan kitchen/dining/family room

A unique opportunity to acquire a three bedroom bungalow with current planning consent for a double storey extension, occupying a generous plot extending to 0.16 acres. With current planning permission in place and a substantial plot extending to 0.16 acres, this mature three bedroom bungalow offers a whole host of opportunities to design your very own unique home. Enjoying a lovely setting within the heart of this highly sought after village, whilst tucked away providing a quiet retreat, the property is ideally positioned within a short stroll of the many shopping facilities available and the popular Haddenham junior school. The mainline station is also within walking distance offering a comprehensive service into London Marylebone (under 40 mins). Internally, accommodation is currently arranged over one level and accessed from a generous entrance hall with wood block flooring. The sitting room is located to the rear of the property and has a continuation of the Herringbone wood flooring and a natural open fireplace for the cosy Winter evenings. The kitchen is also located at the rear opening directly out to the garden, with current planning permission to transform into a wonderful open space. The bedroom accommodation comprises three generous bedrooms, two double rooms overlook the front and a single overlooking the side. The shower room has a shower cubicle, wash hand basin and WC. Externally and of particular note is the outstanding plot size, extending to 0.16 acres and providing an exceptional private garden. An impressive detached garden room has been recently constructed, extending to 22' x 12' and offering scope for a home office or gymnasium, with power and light. To the front is parking for two vehicles, with a further driveway extending to a single garage with a further parking space. The rear garden extends to approximately 105' in length, laid predominantly to lawn with flower and shrub borders, a lovely wild garden is positioned to the bottom of the g



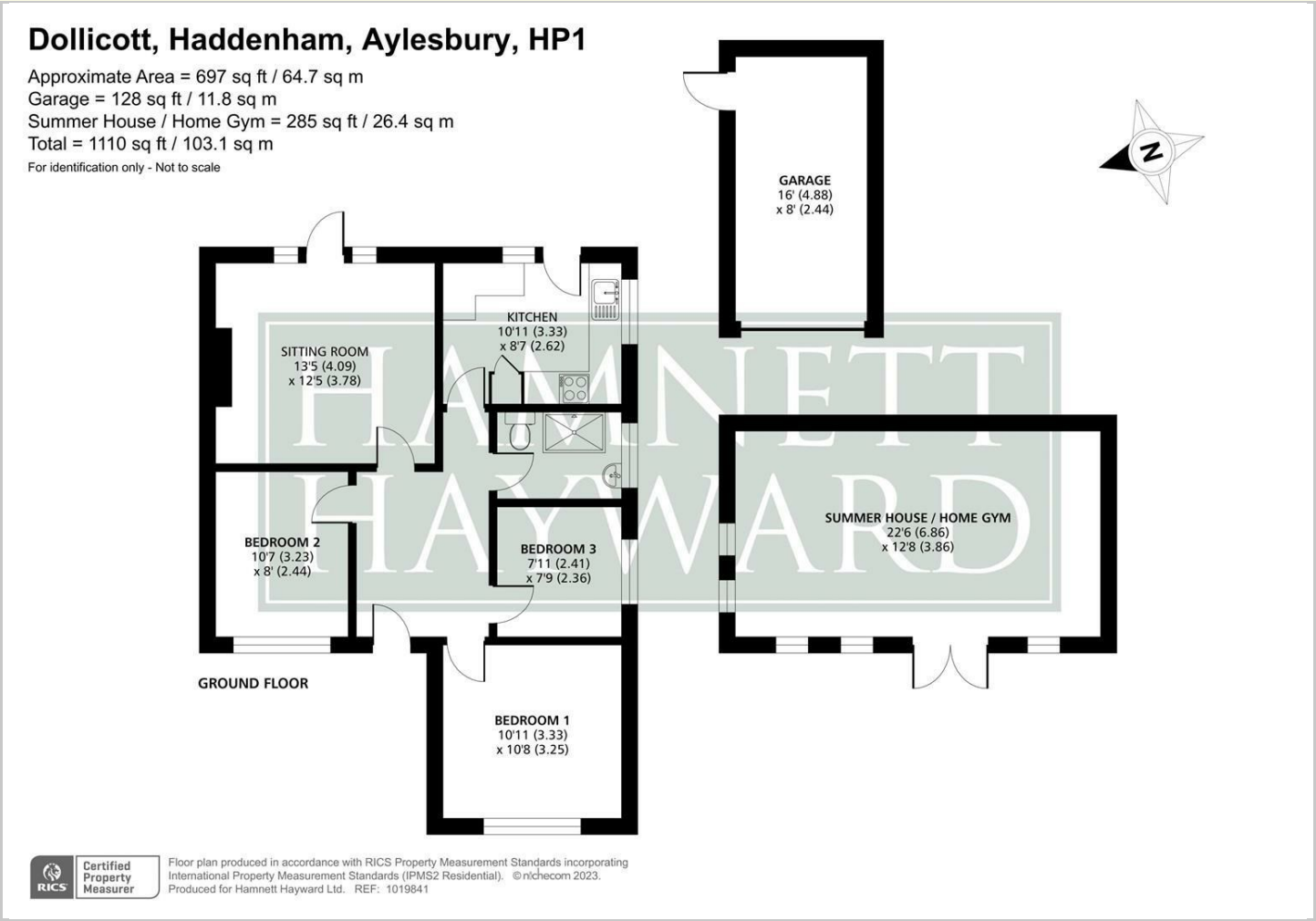


DIRECTIONS





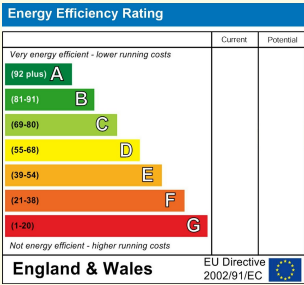
FLOOR PLANS



LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Thame Office on 01844 215371 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.