

HAMNETT HAYWARD



WITS END 23 GIBSON LANE, AYLESBURY, HP17 8AP
GUIDE PRICE £795,000





WITS END 23 GIBSON LANE

AYLESBURY, HP17 8AP

- Character Wychert cottage extended and modernised to a very high standard
- Renovated and extended to a very high standard throughout
- Mainline railway station to Marylebone, London
- Charming 'tucked-away setting on a picturesque single track lane
- Walking distance of the famous village pond & church

Wits End is a most attractive character period cottage constructed in part from traditional Wychert elevations located in a delightful setting within the old part of the village only a short walk of the picturesque village pond and church. Having been extended and totally renovated in 2015 the property now offers a wonderful mixture of character and contemporary design set out over two floors. Internally accommodation flows extremely well and features a stunning kitchen dining room fitted with a bespoke range of 'Shaker' style storage units with timber worktops, matching island and integrated fridge/freezer, dishwasher and range oven. This bright and airy space includes a three panel bi-fold door opening directly on to the terrace and is served by a useful utility room with plumbing for washer & dryer and an adjoining cloakroom. Ground floor living continues with a study and spacious 19' x 17' open plan living/family room with log burning stove and a solid oak floor. This part vaulted room can easily be zoned into two separate living areas and features double doors opening onto the garden. On the first floor Wits End features a lovely master bedroom with en-suite shower room, three further bedrooms and a contemporary family bathroom with free standing bath and separate shower cubicle. Outside the cottage is approached via a timber gate within the boundary wall on Gibson Lane which opens directly on the delightful wrap-around garden. Laid predominantly to a raised lawn area with pleached trees the cottage also features a large stone terrace to two sides ideal for alfresco dining. A second gate provides access to a parking bay for two vehicles which can be accessed from The Croft. A viewing is strongly advised to appreciate this lovely period cottage extended and renovated throughout with new kitchen and sanitary ware, new boiler, new plumbing and electrical, new windows and a high standard of fixtures and fittings throughout.



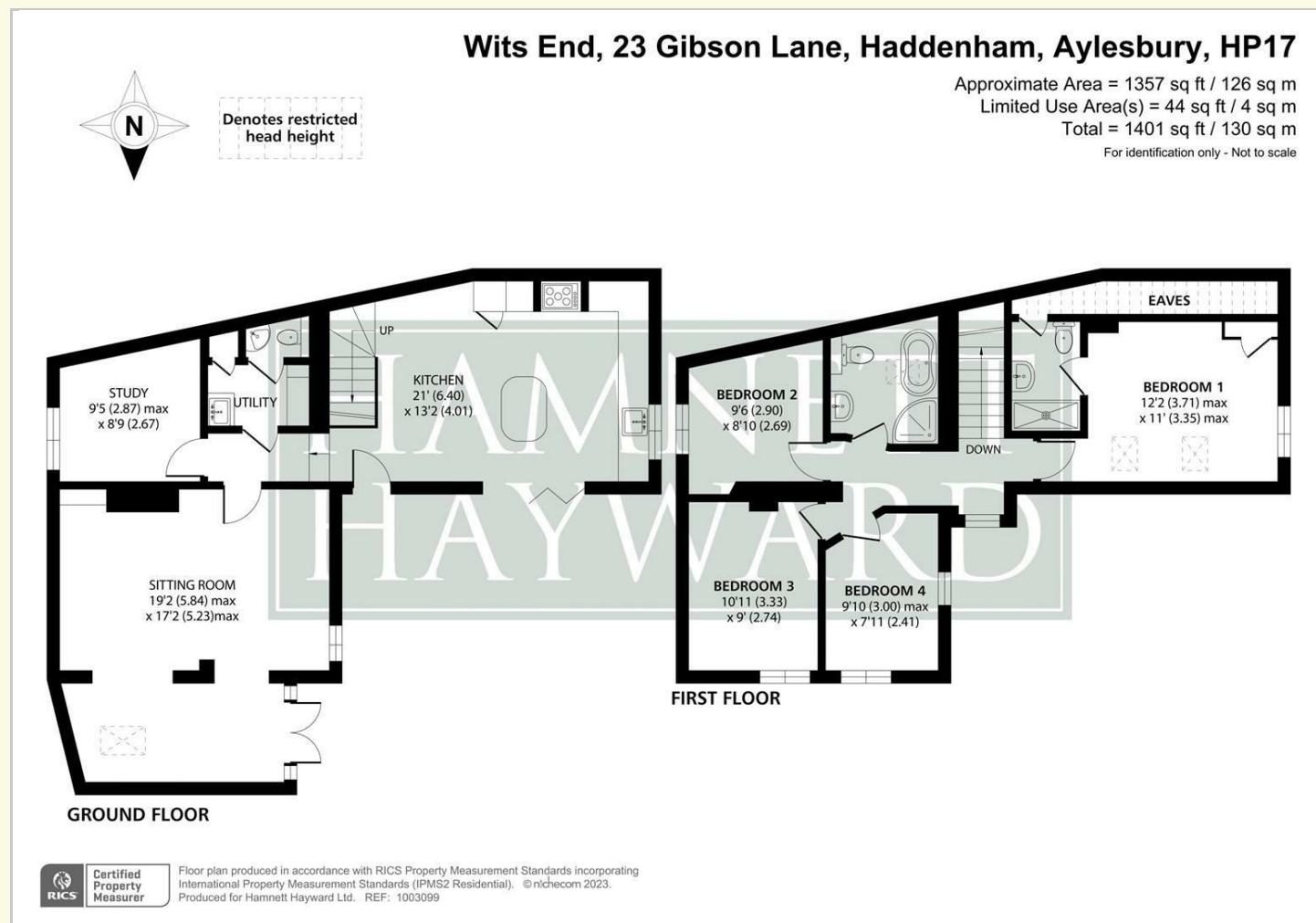


DIRECTIONS





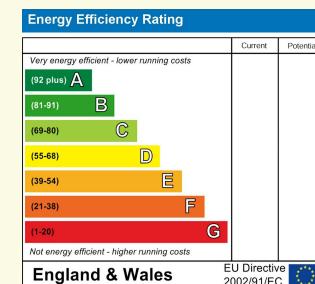
FLOOR PLANS



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.