

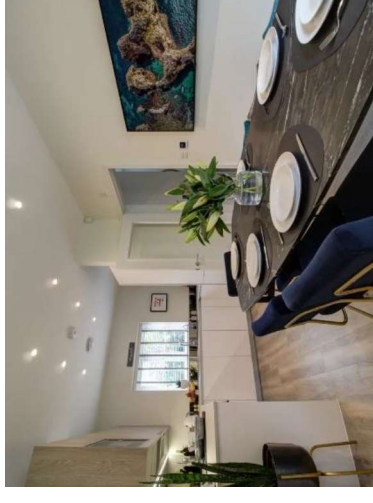
Aspen Road
Abbey Barn Lane

BE

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Aspen Road
Abbey Barn Lane
Buckinghamshire
HP10 9FA

- Tenure: Freehold
- Guide Price: £625,000
- Local Authority: WDC
- EPC Rating: B
- Council Tax Band: E



A stunning 3 double bedroom detached home situated at the most southern point of a wonderful modern development.

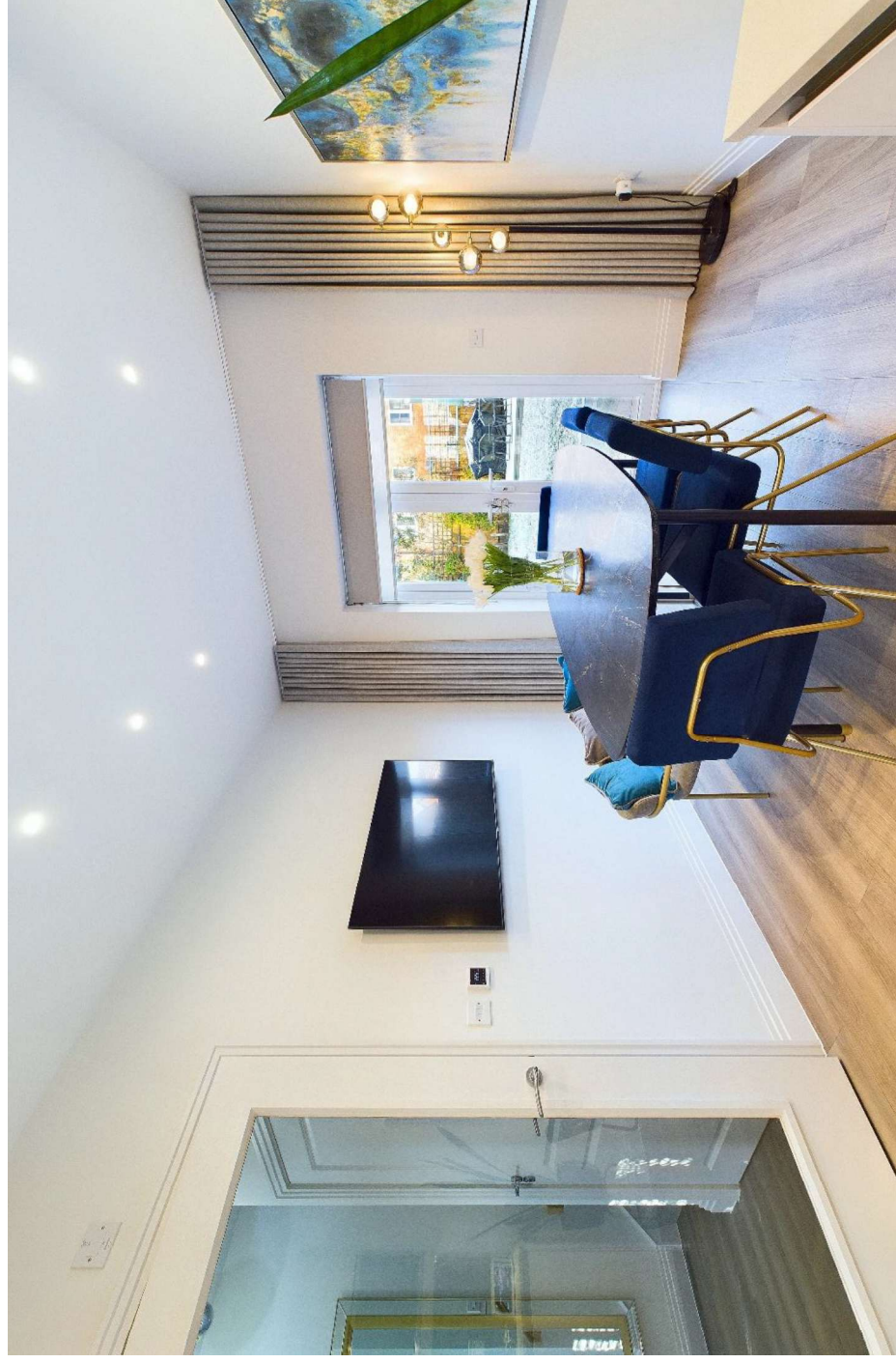
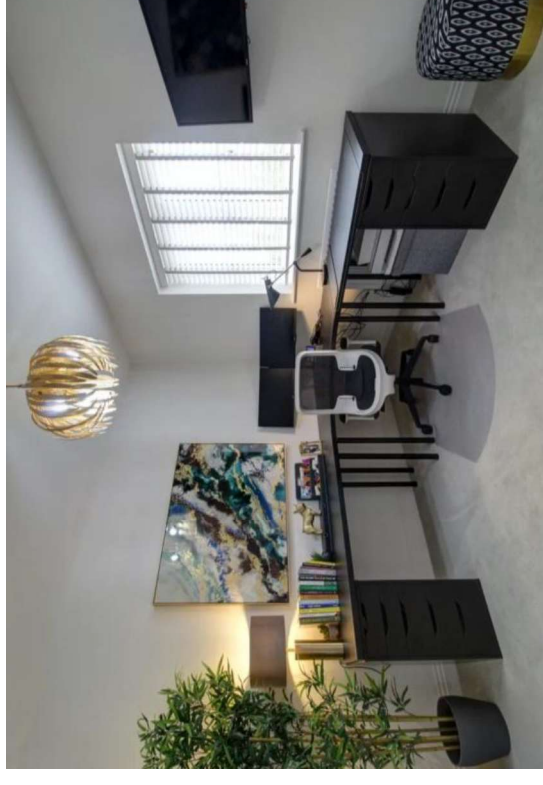
This fabulous family home has been lovingly maintained and boasts an inviting entrance hallway, with doors leading to both rooms and a downstairs cloakroom. There is a beautiful bright and spacious living room, and a superb open-plan kitchen dining room, with built-in appliances. On the first floor are three double bedrooms with quality fitted wardrobes, an en-suite to the master bedroom, and a modern family bathroom. This rare and discontinued Berkeley Homes style property also benefits from integrated Bosch appliances, underfloor heating to Amtico ground flooring and a fully boarded loft space. There is also the remainder of Premier Guarantee until 2030 plus access to "The Ride" which is a 34 acre country park as well as Deangarden Woods on your doorstep.

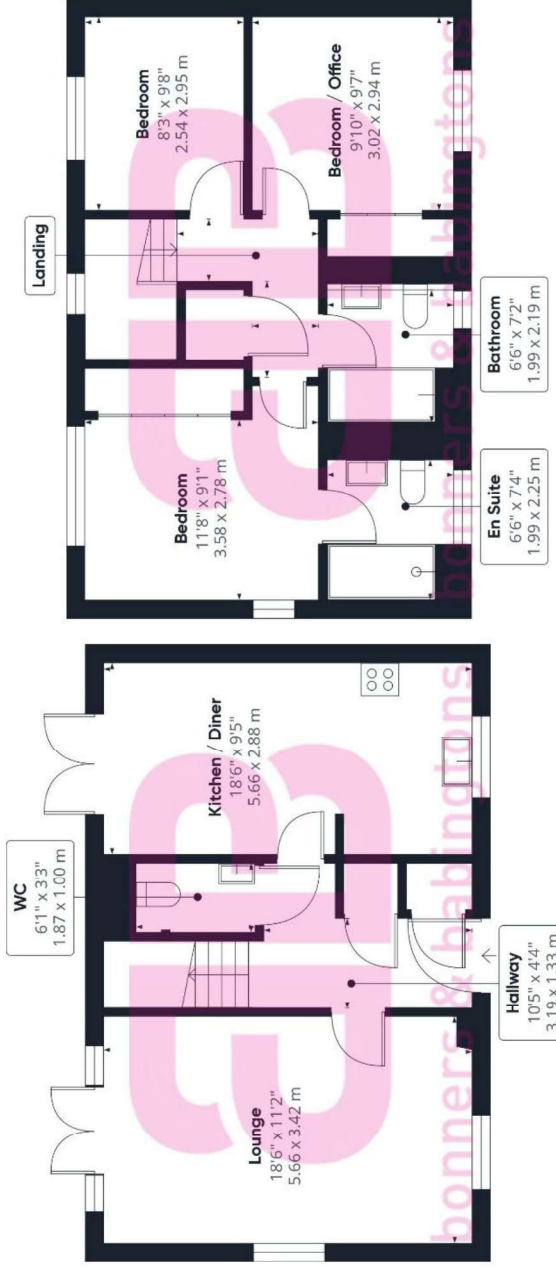
Exterior: Front landscaped private and communal gardens with a pathway to the front door.

Rear: A beautiful private landscaped rear garden mainly laid to lawn with flower and shrub borders, a large patio area and an excellent rear raised composite decked terrace, perfect for Al-Fresco dining.

Located close to the picturesque village of Flackwell Heath, Abbey Barn Park is positioned on the edge of the Chiltern Hills Area of Outstanding Natural Beauty. The area has been the subject of significant redevelopment over recent years with the Ryemead Retail Park at its centre. This has numerous retail and leisure facilities, including a Marks & Spencer Simply Food and a popular fitness centre. Within a short walk is the Rye Park to the west, and Kingsmead Park to the east – both of which provide excellent outdoor leisure pursuits for all. For commuters, M40 Junction 3 access is within a 5-minute drive, and High Wycombe Rail Station is a 10-minute drive (from where you can reach London Marylebone in under 30 minutes).

A quite stunning three double bedroom detached family home situated on the edge of a highly sought-after development close to Flackwell Heath Village. With the benefit of a garage and parking bay this property is also available with no onward chain.





Approximate total area⁸⁾
 1110.07 ft²
 103.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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