



Substantial family home in thriving village

Hunnypot House, Ashendon, Aylesbury, Buckinghamshire, HP18 0HB

Freehold



3 reception rooms • kitchen/breakfast room • utility & boot rooms • 5 bedrooms • 4 bath/shower rooms • home office/bedroom 6 • integral double garage • off road parking & enclosed rear garden

Local information

Ashendon is a small village with records dating to the Domesday book when the area was forested hunting land. With a thriving community the village has an award winning gastro pub, The Hundred of Ashendon, playing fields, St Mary's Church and numerous clubs.

Nearby Aylesbury, Thame and Bicester offer a full range of amenities and attractions including Bicester Village Retail Park and Waddesdon Manor. The M40 (J7) about 11 miles gives convenient access to Oxford, London, Birmingham and the Midlands. Haddenham and Thame Parkway mainline station (about 6 miles) provides a regular service to London Marylebone station from about 40 minutes. Local schools include primary at Long Crendon and Haddenham, with secondary at Lord Williams School, Thame as well as grammar schools in Aylesbury. With Ashfold independent preparatory in Dorton, the property is also within reach of numerous highly regarded independent senior schools in Oxford, High Wycombe and Buckingham.

Directions: From Thame take the A418 towards Aylesbury. Turn left to Nether Winchendon and Lower Pollicott. Proceed through Upper Pollicott and into Ashendon. Proceed past the church and The Close and the entrance is the next drive on the left.

About this property

Situated on a private, shared drive, the property was built in 2005. Extending to nearly 4500 sq ft, Hunnypot House offers great proportions for families who need space.

Accommodation flows well, with underfloor heating throughout the ground floor, the sitting room with wood burning stove, has French doors to the terrace and double doors to dining room. The large L shaped kitchen is the heart of the home. Re-fitted in 2009, appliances include Miele oven, hob, dishwasher, 2 fridges/freezer, coffee machine, plate warmer and wine fridge. The utility links the garage and boot room with rear door to garden. On the first floor are 5 bedrooms, 3 with en suite shower rooms and a family bathroom. The second floor has a large home office which could be used as a 6th bedroom/hobby rooms. There is also a store room. Outside to the front there is block paved parking area. To the rear the gardens are south facing with a terrace, lawns and raised decking area. A public footpath crosses the drive. Brochure prepared and photographs taken March 2021. **Services:** Mains water, electricity and drainage. Oil-fired central heating. Superfast internet.

Tenure

Freehold

Local Authority

Aylesbury Vale District Council

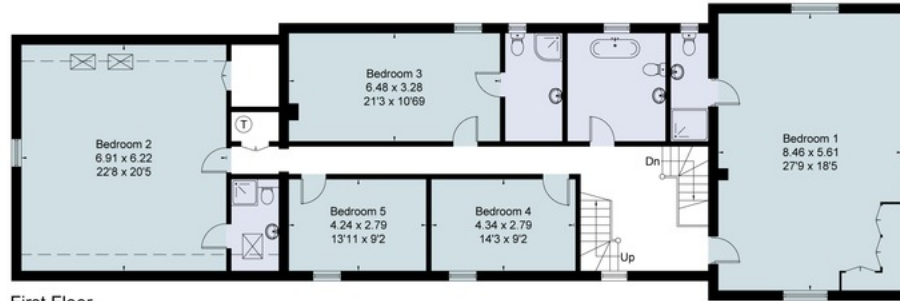
Viewing

Strictly by appointment with Savills

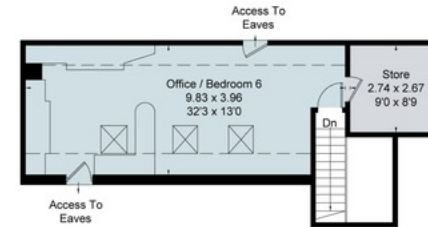




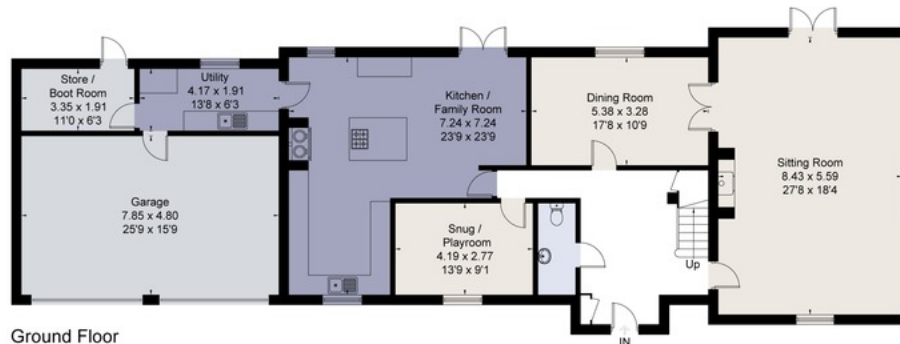
Approximate Floor Area = 415.6 sq m / 4474 sq ft
Garage = 38.1 sq m / 410 sq ft
Total = 453.7 sq m / 4884 sq ft



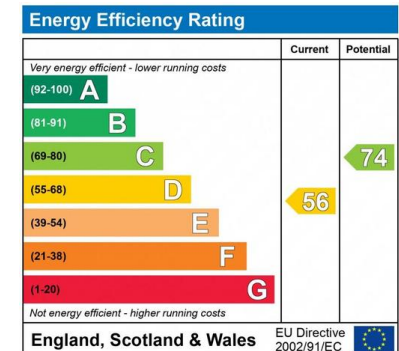
First Floor



Second Floor



Ground Floor



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