



THE MEADOWS, WHITCHURCH
Aylesbury, Buckinghamshire HP22 4TL



Nestled in Whitchurch, Buckinghamshire, this superb four-bedroom detached Banner Homes property offers, in our opinion, an excellent blend of comfort and flexibility. Overlooking peaceful parkland, it is thoughtfully designed for modern family living.

£575,000

Step inside to a welcoming entrance hall, leading to a generously proportioned living room, ideal for relaxing evenings or entertaining guests. The ground floor also benefits from a study/home office and a separate family room, providing versatile spaces to suit a range of needs. The dining room flows into a well-appointed kitchen, complemented by a practical utility room offering additional storage and laundry facilities.



Popular Buckinghamshire Village
Cul-De-Sac Location
Four Bedroom Detached
Four Reception Rooms
Backs Village Parkland

Tenure: Freehold EPC Rating: D Council Tax Band: F



view this property online [brownandmerry.co.uk/Property/AYL116532](https://www.brownandmerry.co.uk/Property/AYL116532)



view this property online [brownmerry.co.uk/Property/AYL116532](https://www.brownmerry.co.uk/Property/AYL116532)



view this property online [brownmerry.co.uk/Property/AYL116532](https://www.brownmerry.co.uk/Property/AYL116532)



Upstairs, the master bedroom enjoys the advantage of an en-suite shower room, providing both privacy and comfort. Three further bedrooms are served by a family bathroom, while a downstairs cloakroom adds to the everyday convenience of this well-balanced home.

Outside, the sizeable rear garden backs onto open parkland which, in our opinion, creates a particularly appealing setting—perfect for children to play or for outdoor entertaining. The property also benefits from a long driveway and garage, offering ample parking and additional storage.

Perfectly positioned in Whitchurch, a picturesque village approximately five miles north of Aylesbury, this home offers, in our opinion, an enviable lifestyle within a strong community setting, with local amenities close at hand. The village provides a well-regarded primary school just 0.2 miles away, along with a Post Office, a church, and a welcoming public house. It also falls within the catchment area for three highly regarded grammar schools in Aylesbury.


For commuters, excellent rail connections are available to London Marylebone from Aylesbury, with additional direct links to London Euston from Milton Keynes Central or Leighton Buzzard. With convenient access to Winslow (5.5 miles), Leighton Buzzard (9 miles), and Milton Keynes (17 miles), this is, in our opinion, a home that perfectly balances peaceful village living with excellent connectivity.





view this property online [brownandmerry.co.uk/Property/AYL116532](https://www.brownandmerry.co.uk/Property/AYL116532)



Property Ref:
AYL116532 - 0003

 **01296 488111**

 Aylesbury@brownandmerry.co.uk

 5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN

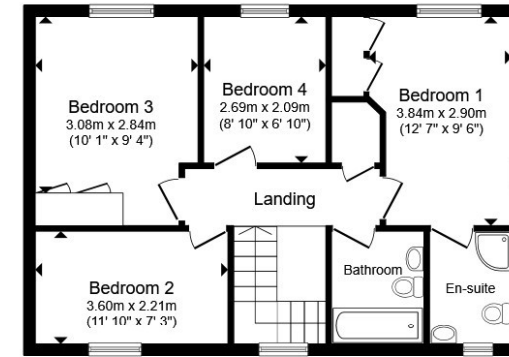
 **brownandmerry.co.uk**



Please note the marker reflects the
postcode not the actual property



Ground Floor



First Floor

Total floor area 144.8 m² (1,559 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

view this property online brownandmerry.co.uk/Property/AYL116532