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Woodford House 4A Barnett Way, Birtton, Aylesbury, HP22 5DN

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## Offers In Excess Of £925,000

- STUNNING FIVE BEDROOM DETACHED FAMILY HOME
- BUILT APPROXIMATELY FOUR YEARS AGO
- GROUND FLOOR BEDROOM WITH WET ROOM EN-SUITE
- ELECTRIC GATED DRIVEWAY AND EV CAR CHARGER
- AIR SOURCE HEAT PUMP WITH UNDERFLOOR HEATING THROUGHOUT
- TUCKED AWAY LOCATION WITHIN THE VILLAGE OF BIRTTON
- IMPRESSIVE OPEN PLAN KITCHEN / DINING / FAMILY SPACE
- TWO FURTHER EN-SUITE BEDROOMS ON THE FIRST FLOOR
- LANDSCAPED GARDEN WITH BAR AND ENTERTAINING AREAS
- SOLAR PANELS INC BATTERIES

We are delighted to offer for sale this truly impressive five bedroom detached family home, discreetly tucked away within the sought-after village of Birtton. Built approximately four years ago, this exceptional property combines modern design with a peaceful setting, offering generous living space, tranquillity and a warm, welcoming atmosphere throughout.

From the moment you step through the front door, you are greeted by a bright and spacious entrance hall that sets the tone for the rest of the home. This leads into the main hub of the property a stunning open plan kitchen, dining and family living space. The beautifully designed kitchen is fitted with an extensive range of floor and wall mounted units, topped with elegant wooden work surfaces, and benefits from a selection of integrated appliances including a fridge/freezer, wine cooler and dishwasher. The dining and family areas flow seamlessly from the kitchen and are flooded with natural light, with two sets of French doors opening directly onto the rear garden, creating a perfect space for both everyday family life and entertaining.

The ground floor continues to impress with a separate utility room offering space for a washing machine and tumble dryer, with a door providing access to the rear of the property. A home office provides an ideal work from home solution, while a ground floor double bedroom benefits from its own wet room en-suite, complemented by an additional downstairs shower room, making this level ideal for guests or multi-generational living.

The first floor opens onto four further double bedrooms, including a generous main bedroom and a guest bedroom, both of which enjoy modern shower en-suite facilities. A stylish family bathroom completes the accommodation on this floor.

### **External**

Externally, the property is approached via electric double gates leading onto a spacious driveway providing parking for multiple vehicles. The gardens have been thoughtfully designed, featuring a laid lawn and a patio seating and BBQ area with an electric pergola, ideal for entertaining. A dedicated bar area further enhances the outdoor lifestyle on offer, creating a fantastic space for social gatherings.

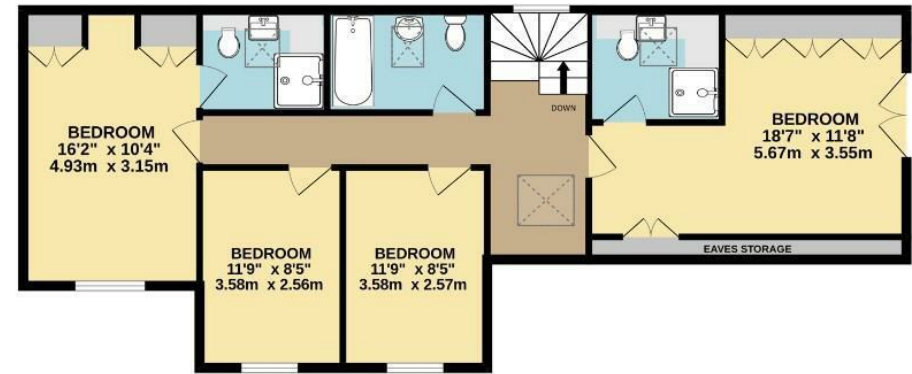
The property also benefits from eco friendly features, including an air source heat pump providing efficient heating and underfloor heating throughout the home, offering comfort and sustainability in equal measure.

Overall, this is a superb, contemporary family home offering space, versatility and modern living in a peaceful village setting, and an internal viewing is highly recommended to fully appreciate everything this property has to offer.

GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR  
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 1885 sq.ft. (175.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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