



Nup End Close | Wingrave | Aylesbury | HP22 4QA

Offers In Excess Of
£700,000

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Set down a quiet private lane, this well-presented four-bedroom detached home offers spacious living accommodation with four reception rooms. Features include a garage, lots of driveway parking, four generous reception rooms, a modern kitchen, and a beautiful rear garden. There are four generous bedrooms, the principal bedroom has a walk-in wardrobe and en-suite, and you also have a stylish family bathroom completing this ideal family home.

- Positioned at the end of a quiet private lane in Wingrave.
- Four generous reception rooms with wood-burning stove in the lounge.
- Energy efficient property benefitting from improvements including solar panels.
- Four generous double bedrooms including en-suite master bedroom with a walk-in wardrobe.
- Flexible fourth bedroom/home office.
- Spacious frontage with garage and ample off road parking for upto six cars.
- Modern kitchen with integrated appliances, positioned next to the dining room.
- Beautifully maintained mature rear garden with patio and pergola.
- Contemporary well fitted family bathroom with separate shower and bath.

Introduction

Positioned at the end of a quiet private lane, this well-presented home features a spacious frontage with a white-framed entrance porch and pitched tiled roof. The house includes a garage with an electric door and a driveway providing ample off-road parking for upto four cars. The front is attractively arranged with gravel and brick paving, bordered by a range of mature potted plants and shrubs. Climbing trellises adding character to the exterior.

Porch

Stepping through your bright enclosed entrance porch, there are large windows on three sides, offering space for coats and shoes.

Hallway

The porch leads into a welcoming hallway with oak-effect flooring and neutral décor. The staircase rises to the first floor with natural light streaming in from a window above the stairs. The hall provides access to the kitchen, living room, and downstairs WC, creating a practical and well-connected ground floor layout.





Living Room

13'8" x 13'5" (4.19 x 4.09)

The living room is a spacious and light-filled reception room with a large front-facing window fitted with vertical blinds and framed by full-length curtains. A central feature is the wood-burning stove set on a slate hearth, ideal for cosy evenings. The room is neutrally decorated with soft wall tones and carpeted flooring, and there is a decorative ceiling rose with a classic pendant light fitting. An arched opening leads directly through to a second reception room, providing flexibility for additional seating as a family room, play room, music room or anything else you may require.

Sitting Room

20'8" x 12'0" (6.3 x 3.67)

The sitting room is accessed via an open archway from the living room, creating a seamless open flow between the two spaces. This generously sized reception room features dual aspect windows, allowing for excellent natural light throughout the day. The room is finished with classic parquet flooring and neutral walls with coving to the ceiling. This flexible second reception room lends itself well to use as a family room, study, or formal lounge.

Kitchen

12'11" x 7'9" (3.95 x 2.38)

The kitchen is fitted with a comprehensive range of wooden units and contrasting worktops, offering excellent storage and preparation space. A large window above the sink provides a pleasant view over the rear garden and allows for plenty of natural light. Integrated appliances include a gas hob with stainless steel extractor, eye-level microwave, oven, and a full-height fridge. The tiled splashbacks complement the cabinetry and flooring, while a door to the side provides direct access to the garden and an opening leads to the dining room.

Dining Room

13'7" x 7'10" (4.16 x 2.39)

The dining room is a well-proportioned space ideal for entertaining and family meals. It is positioned just off the kitchen and features sliding glass doors that open directly into the conservatory, allowing for a lovely connection to the garden. The room is neutrally decorated and finished with wood-effect flooring and ample space for a full-size dining table and side furniture. Natural light floods the room through the glazed doors, creating a bright and welcoming atmosphere throughout the day.

Conservatory

11'5" x 10'7" (3.49 x 3.23)

The conservatory is a bright and airy space, enjoying views over the mature rear garden through floor-to-ceiling glazing on three sides and a pitched glass roof. French doors open out to the patio, creating a seamless connection with the outdoor space—ideal for relaxing or entertaining. Finished with tiled flooring, the room is perfect for use year-round as a garden room, reading nook, or additional seating area.

Utility Room

The utility room is a good size and has plumbing for a washing machine and tumble dryer. There is also space for further appliances including a freezer in here.

Downstairs Cloakroom

Garage

16'7" x 11'6" (5.06 x 3.51)

The garage has power and electrics.

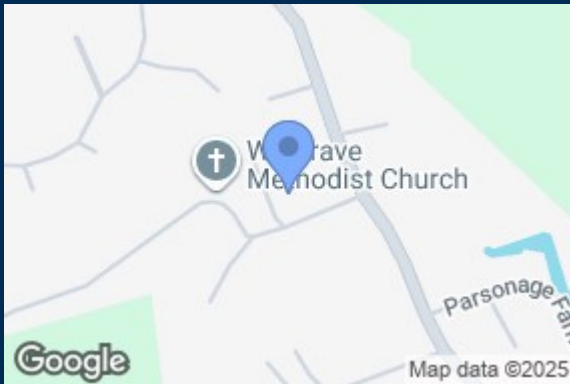
Garden

The rear garden is a delightful and well-maintained space, offering a mix of lawn, borders, and patio areas. Directly accessed from the conservatory, the garden features a paved terrace ideal for outdoor dining, with steps leading up to a neatly kept central lawn. Surrounding the lawn are mature, well-stocked flower beds filled with established shrubs, perennials, and seasonal planting, providing colour and privacy throughout the year. A gravel seating area beneath a pergola offers a peaceful spot for relaxing, and there are further paths leading through a variety of planted areas. Additional features include an external tap, log store, and garden shed. The garden is fully enclosed, enjoying a good degree of seclusion.

Bedroom One

12'11" x 11'11" (3.94 x 3.64)

A bright and spacious principal bedroom, beautifully decorated with a soft floral feature wall and complementary tones throughout. The large window provides a pleasant leafy outlook to the front aspect, and allows plenty of natural light.



Approximate Gross Internal Area
 Ground Floor = 94.2 sq m / 1,014 sq ft
 First Floor = 80.5 sq m / 866 sq ft
 Outbuildings = 23.1 sq m / 249 sq ft
 Total = 197.8 sq m / 2,129 sq ft
 (Including Garage)



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<div>Very energy efficient - lower running costs</div> <div><div><div>(92-100)</div><div>A</div></div><div><div>(81-91)</div><div>B</div></div><div><div>(69-80)</div><div>C</div></div><div><div>(55-68)</div><div>D</div></div><div><div>(49-54)</div><div>E</div></div><div><div>(35-48)</div><div>F</div></div><div><div>(1-34)</div><div>G</div></div><div>Not energy efficient - higher running costs</div></div>			
62		78	
<div>Very environmentally friendly - lower CO₂ emissions</div> <div><div><div>(92-100)</div><div>A</div></div><div><div>(81-91)</div><div>B</div></div><div><div>(69-80)</div><div>C</div></div><div><div>(55-68)</div><div>D</div></div><div><div>(49-54)</div><div>E</div></div><div><div>(35-48)</div><div>F</div></div><div><div>(1-34)</div><div>G</div></div><div>Not environmentally friendly - higher CO₂ emissions</div></div>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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