



Calville Gardens, Aylesbury HP18 0UX

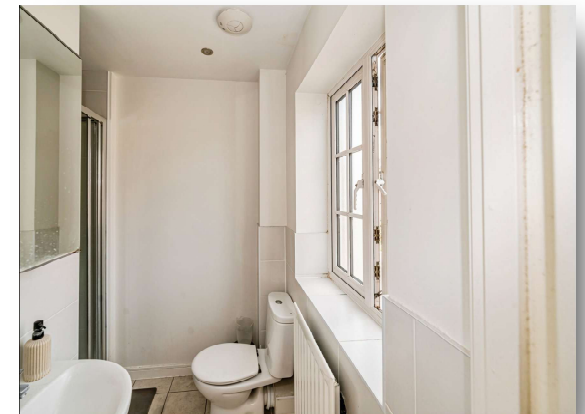
welcome to

Calville Gardens, Aylesbury

Located in the heart of Berryfields, Aylesbury, this impressive four-bedroom detached family home perfectly suited to modern family living, the property boasts a thoughtfully planned ground floor, including a welcoming entrance hall, a spacious living room, and a truly remarkable 22ft kitchen/dining room. With ample space for both cooking and dining, the kitchen is complemented by a separate utility room and a ground floor cloakroom for added convenience. To the rear, the sunroom provides an inviting additional reception area and opens directly onto the enclosed rear garden. Upstairs, four generously proportioned bedrooms, including a master bedroom complete with an en-suite shower room. A family bathroom. Externally, the property provides a detached garage and a driveway offering ample parking. Enclosed rear garden.



Berryfields itself is a sought-after development, surrounded by open countryside on the northern fringes of Aylesbury, and combines an appealing community feel with convenience. Residents enjoy proximity to Aylesbury Parkway train station, with direct links to London Marylebone in around an hour, making it ideal for commuters. The local amenities are plentiful, including a Sainsbury's Local, coffee shop, and fish and chip shop, along with other useful services. Education is well catered for, with Green Ridge Primary Academy, Berryfields Church of England Primary School, and The Aylesbury Vale Academy School all within easy reach.



Accommodation Comprises

Hall

Study

Cloakroom

Reception Room

Utility

Kitchen/ Dining Room

Conservatory

Sheltered Outside Area

First Floor & Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

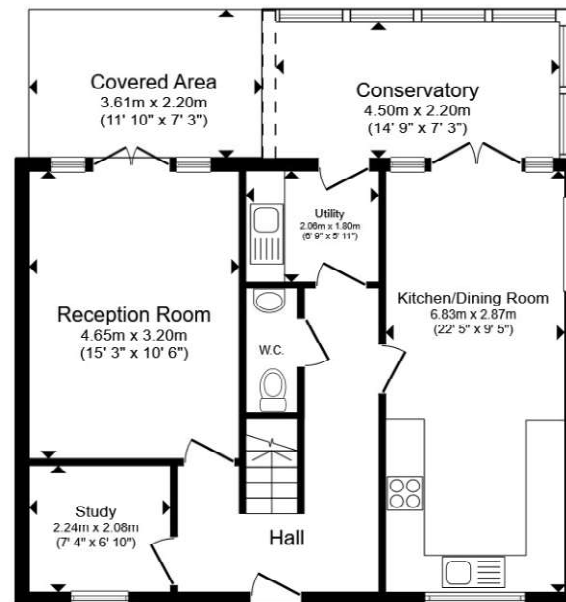
Outside

Garage

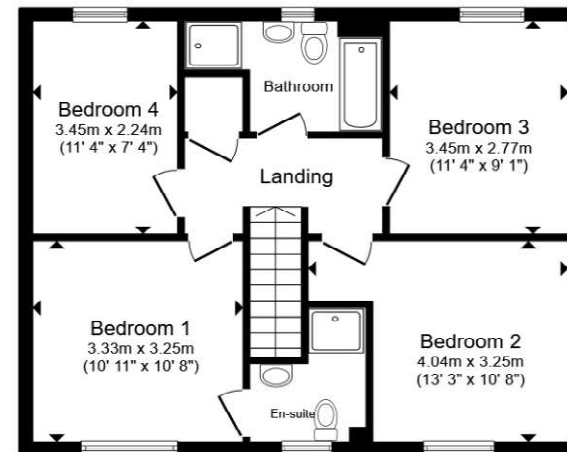
Rear Garden

Agents Note

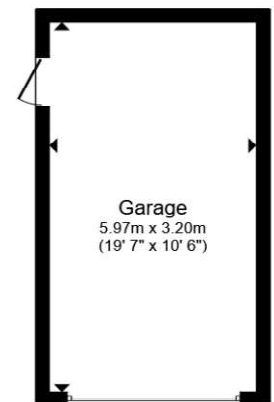
"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



First Floor



Garage

Total floor area 142.2 m² (1,530 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



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welcome to

Calville Gardens, Aylesbury

- BERRYFIELDS DEVELOPMENT
- FOUR BEDROOM DETACHED
- THREE RECEPTION ROOMS
- 22FT KITCHEN/DINING ROOM
- DRIVEWAY & GARAGE

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

offers in excess of

£524,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL115192 - 0002

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