







**Guide Price**  
**£1,000,000**

Surrounded by the rolling countryside of the Chiltern hills this beautifully presented, characterful, four bedroom detached bungalow in the idyllic location of Drayton Beauchamp is welcomed to the market offering versatile accommodation including lounge/dining room, kitchen/breakfast room with French doors leading out to the garden, additional garden including pool/spa, three en-suite shower rooms and main family bathroom. Other benefits include driveway parking for several cars and a double garage.

# Property Description

## ENTRANCE PORCH

Double glazed window to side. Wooden door to entrance hall.

## ENTRANCE HALL

Full of character and exposed beams the entrance hall provides access to the kitchen/dining room, utility room, bathroom and lounge. Two radiators. Two double glazed windows to front. Door to inner hall.

## UTILITY ROOM

Wall mounted and floor standing units with wooden worksurface over. Stainless steel sink with mixer tap. Plumbing for washing machine. Space for tumble dryer. Space for under counter freezer. Storage cupboard housing solar panel controls. Airing cupboard with floor standing oil fired boiler and water cylinder. Double glazed door to decked area.

## LOUNGE

Vaulted room with exposed beams, double glazed double doors leading to the garden and three double glazed windows to side aspect. Feature open fire place with brick surround. Exposed wooden flooring. Three radiators.

## KITCHEN/DINING ROOM

A generously proportioned vaulted country style kitchen/dining room with exposed beams. Wall mounted and floor standing units with wooden worksurface over. Central island with built in sink and integrated dining table. Two bowl butler sink with mixer tap. Integrated dishwasher. Integrated microwave. Rangemaster cooker. Rangemaster fridge/freezer. Wine fridge. Pantry cupboard. Double glazed double doors opening to the garden. Two radiators.

## INNER HALL

Double glazed frosted window to side aspect. Double glazed skylight to side aspect. Double glazed door and window to front aspect. Doors to bedrooms. Two radiators. Wooden flooring.

## BEDROOM ONE

Exposed beams and wooden floor. Door to en suite. Double glazed double doors leading to decked area.

## EN SUITE

Jacuzzi bath. Walk in shower. Low level W.C. His and hers sinks. Heated towel rail. Double glazed frosted window to side aspect.

## BEDROOM TWO

Double glazed window to rear aspect. Double glazed double doors to patio area. Double glazed frosted window to side aspect. Exposed floorboards. Dressing area. Two radiators. Folding door to en suite.

## EN SUITE

Tiled shower cubicle. Low level W.C. Wash hand basin. Heated towel rail. Double glazed frosted window to side aspect.

## BEDROOM THREE

Two double glazed windows to side aspect. Wooden flooring. Radiator. Folding door to en suite.

## EN SUITE

Tiled shower cubicle. Low level W.C. Wash hand basin. Double glazed frosted window to side aspect. Heated towel rail.

## BEDROOM FOUR

Two double glazed windows to rear aspect. Radiator. Wooden flooring. N.B this room currently has access from both inner hall and bedroom one and is currently being used as a dressing room.

## FAMILY BATHROOM

Double shower cubicle. Low level W.C. His and hers sinks. Two heated towel rails. Double glazed frosted window to rear aspect. Tiled floor.

house, greenhouse, external power sockets, raised pond with water feature and gate leading to the allotment area with raised beds.

## OUTSIDE

## DRIVEWAY PARKING

A block paved driveway providing parking for several vehicles. Gates leading to paved garden with Hydra pool and main garden area to side of property.

## DOUBLE GARAGE

Double garage with electric roller door. Power and light.

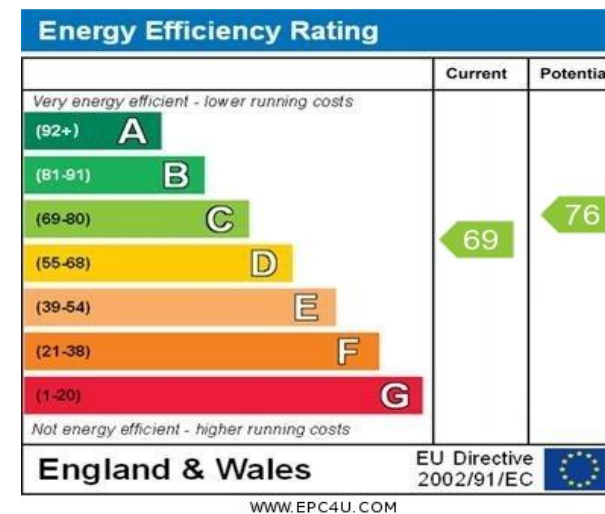
## GARDENS

The initial garden area to the front of the property comprises a paved courtyard area housing the 'Hydra trainer Pool' (a heated swim/spa pool). Personal door to double garage. To the side of the property comprises the main garden area which is mainly laid to lawn with patio areas and includes flower/shrub beds, summer house, greenhouse, external power sockets, raised pond with water feature and gate leading to the allotment area with raised beds.

## DECKED AREAS

Two further decked courtyard areas to the rear of property.





MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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