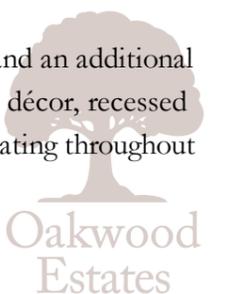


A charming detached property set within a quiet location, featuring a generous wrap-around garden with parking for around four cars. Situated in the tranquil and highly sought-after area of Wooburn Moor, this newly built six-bedroom detached residence seamlessly blends contemporary elegance with practical family living.

The property welcomes you into a bright entrance hall with ceramic tiled flooring and a convenient downstairs WC. The spacious lounge is warm and inviting, complete with plush, thick-pile carpeting. Adjacent to the lounge is a ground-floor bedroom with an ensuite overlooking the rear garden—ideal for guests or multi-generational living. At the heart of the home is a generously proportioned, modern kitchen designed with both style and functionality in mind. It features ceramic flooring, granite worktops, chrome wall sockets, recessed spot lighting, and ample storage. Integrated appliances include an oven, microwave, fridge, freezer, dishwasher, and washing machine, along with a gas hob and chrome sink with a single mixer tap and tiled surround. There is also space to incorporate a small breakfast bar if desired. The kitchen provides direct access into the garden, creating the perfect setting for alfresco dining, entertaining, or relaxed outdoor living.

The first floor comprises three well-proportioned bedrooms, a contemporary family bathroom, and an additional ensuite shower room. The top floor offers two further bedrooms enhanced by skylights, neutral décor, recessed lighting, and thick caramel-toned carpeting, forming bright and peaceful retreats. Gas central heating throughout ensures year-round comfort.



Property Information

-  DESIRABLE SIX DOUBLE BEDROOM DETACHED PROPERTY
-  NEW BUILD WITH WHITE GOODS INCLUDED
-  LARGE INTEGRATED KITCHEN WITH GRANITE WORKTOPS AND CERAMIC FLOOR TILES
-  OFF STREET PARKING FOR 4 CARS
-  COUNCIL TAX BAND - F
-  NO CHAIN
-  THREE BATHROOMS AND GROUND FLOOR W/C
-  EASY ACCESS FOR M4/M25 NETWORKS
-  THICK PILE CARPET THROUGHOUT
-  1614 INTERNAL SQUARE FOOTAGE
-  EPC - BAND C

					
x6	x1	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front External

An impressive modern brick-built home, enhanced by a charming white round-top picket fence that adds timeless appeal. The property also benefits from gated side access leading to off-street parking, comfortably accommodating up to four vehicles.

Rear External

A beautifully landscaped garden featuring a block-paved area and a neatly maintained lawn, backing directly onto the River Wye. The space is elegantly framed by a classic round-top picket fence, creating a charming and defined boundary while preserving the scenic riverside setting.

Location

Village Charm & Community: Wooburn Moor is a peaceful, well-regarded village in Buckinghamshire, known for its charming countryside setting and close-knit community. The village combines the tranquillity of rural life with convenient access to larger towns, making it ideal for families, professionals, and retirees alike.

Schools & Education

Wooburn Green Primary School: 0.8 miles
 The Beaconsfield School: 3.1 miles
 The Highcrest Academy: 3.3 miles
 The Royal Grammar School: 4.5 miles

Transport & Connectivity

Road Links: Quick access to the M40 (Junction 2) and the M25, making London, Heathrow Airport, and other major towns easily accessible.

Rail: Bourne End Station : 2.4 miles / Beaconsfield Station : 6.6 miles / High Wycombe Station : 4 miles.

Local Amenities

Residents benefit from a wide range of everyday amenities close at hand, ensuring both convenience and lifestyle appeal.

Shops & Supermarkets: Tesco, Co-op, and a variety of independent local stores cater to daily essentials.

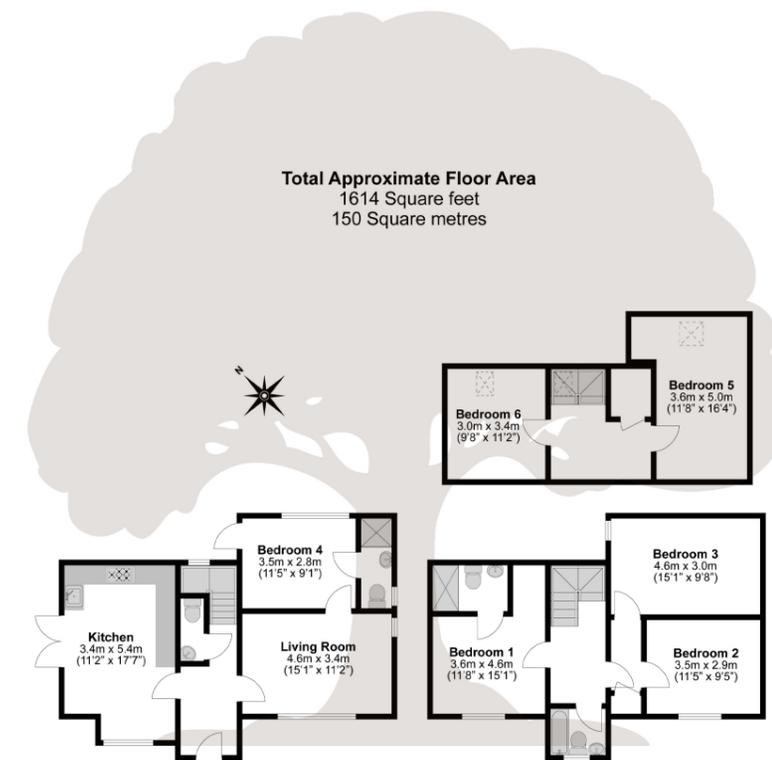
Dining & Pubs: The Falcon Public House, a popular wine and cheese bar, an Italian restaurant, and a selection of cafés and eateries offer plenty of choice for socialising and dining out.

Leisure & Fitness: The David Lloyd Leisure Club provides extensive fitness amenities, including swimming pools, tennis courts, gym facilities, and family-friendly activities.

Council Tax

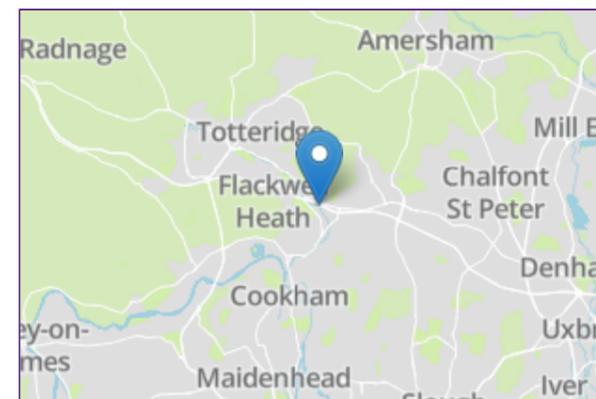
Band F

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	86
England, Scotland & Wales		EU Directive 2002/91/EC	