



# "WESTLINGTON" GIBRALTAR'S EDGE

OXFORD ROAD DINTON HP17 8TX

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Gibraltar's Edge is a unique development of just three fine detached new homes, directly to the south of the pretty hamlet of the same name. Other hamlets within the parish of "Dinton with Ford and Upton" include Westlington and Waldridge, the names attached to each of these beautiful homes.

Plot 1, Westlington, Plot 2, Upton House, Plot 3, Waldridge House.

The welcoming reception hall has a bespoke oak staircase and the light-filled sitting room enjoys patio doors to rear plus log burner. A superb dining area opens to the garden and in turn flows to the truly stunning open plan kitchen/family area. Fitted with Shaker style units and high-end integrated appliances this is a wonderful space for family entertaining. This impressive family home offers extensive living space across two floors, and is finished to a high specification. The south facing rear garden is perfect for entertaining and alfresco dining, offering high levels of privacy.

## GUIDE PRICE

**£1,175,000**

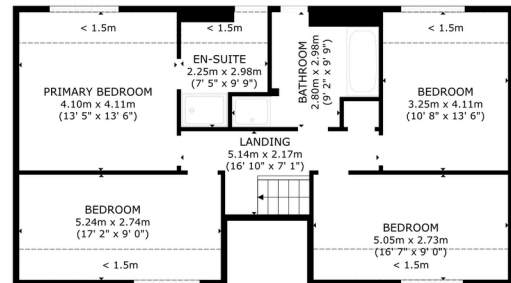
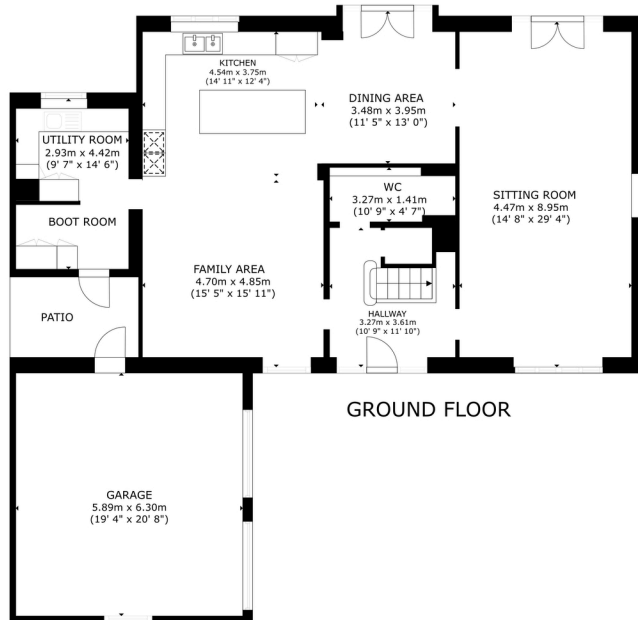








# Westlington



GROSS INTERNAL AREA  
FLOOR 1 126.1 m<sup>2</sup> (1,357 sq.ft.) FLOOR 2 68.1 m<sup>2</sup> (733 sq.ft.)  
EXCLUDED AREAS : GARAGE 37.1 m<sup>2</sup> (399 sq.ft.) PATIO 6.9 m<sup>2</sup> (75 sq.ft.)  
REDUCED HEADROOM 15.9 m<sup>2</sup> (171 sq.ft.) TOTAL : 194.2 m<sup>2</sup> (2,090 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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**Council Tax:**  
TBC

**Parking:**  
Ample off-street parking & double garage

**Local Authority:**  
Buckinghamshire District Council

AWAITING  
EPC



# LOCATION COMMENT

*Gibraltar's Edge is located 25 miles to the east of Oxford City Centre, 10 miles from J8A of the M40, 4 miles from Aylesbury, and 5 miles from the picturesque market town of Thame. Haddenham and Thame Parkway station is just 3 miles to the west, where Chiltern Railways operate very regular 43 minute service direct to London Marylebone. The civil Parish of Dinton with Ford and Upton is nestled in the Chiltern Hills, an area of outstanding natural beauty. Dinton is home to some superb eateries including The Seven Stars, The Dinton Hermit and La Chouette, a Belgian restaurant. The Church and village hall, with its many clubs and societies help create an active village community. A primary school is in nearby Cuddington along with a village store/post office.*





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FROM LEFT: Alexander Chappell,  
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