



Mayflower Close, Hartwell - HP17 8QH

Guide Price £725,000

TIM RUSS
& Company



Mayflower Close

Hartwell, Buckinghamshire

- A SUBSTANTIAL THREE/FOUR BEDROOM FAMILY HOME WITH STUNNING RURAL VIEWS
- FOUR SEPARATE RECEPTION SPACES
- LARGE PRIVATE GARDENS
- DRIVEWAY PARKING FOR SEVERAL MOTOR VEHICLES PLUS A DOUBLE GARAGE
- BEAUTIFULLY APPOINTED KITCHEN/BREAKFAST/FAMILY SPACE
- PRINCIPAL BEDROOM WITH JULIET BALCONY AND LOVELY ENSUITE SHOWER ROOM
- WITHIN A SHORT DRIVE FROM GRAMMAR SCHOOLS



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This super family home has so much to offer. Space, light and flexible accommodation. To the ground floor the spacious entrance hall allows access to all the primary reception spaces. The main sitting room has an attractive woodburning stove and double doors through to the conservatory/sunroom. This space is perfect for entertaining and leads out to the rear garden. There is a second sitting room once again with a wood burning stove and suitably large for you to dine as well if you so wished. The kitchen/ breakfast/family space is also a great size.

The kitchen is well appointed with a range of fitted units and has complimenting worktops. Two glazed double doors access the garden from the family space. A fourth bedroom/ study. utility/shower room completes the ground floor.

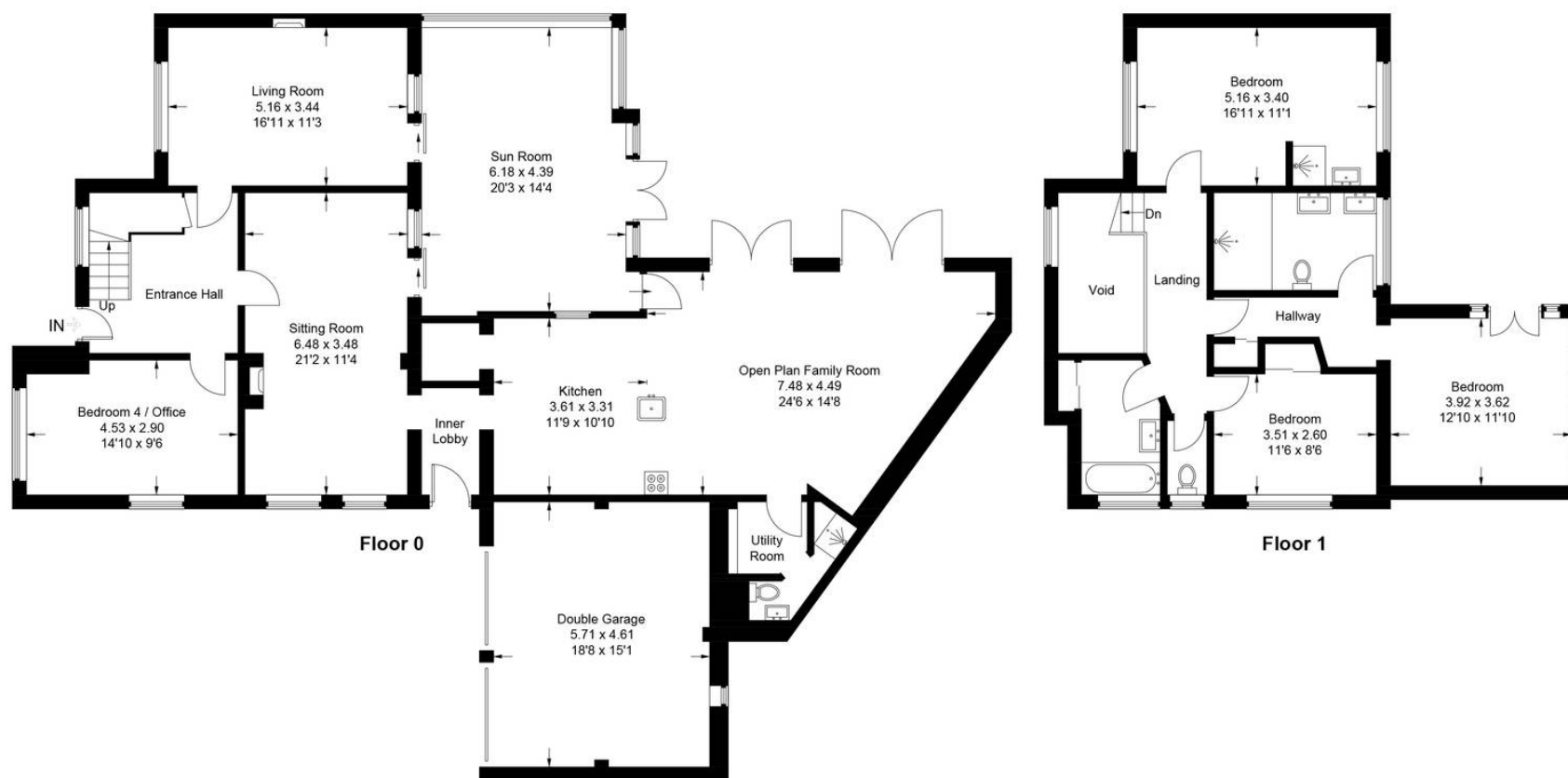
To the first floor the principal bedroom enjoys stunning views from the Juliet balcony and a beautifully appointed shower ensuite. The second bedroom has a walk-in shower and windows to both the front and the rear. There is a further bedroom and a large family bathroom with sperate w.c. This home is both large and the accommodation is so flexible and in beautiful order throughout.

Outside

Driveway parking for several motor vehicles will be found to the front along with an area of lawn and double access gates to a further parking area which leads to a substantial double garage. There is a side gate allowing access to something quite special

A mature sizable garden which is beautifully planted with established planting. There are areas of lawn and a number of attractive terraces which are perfect for





6 Mayflower

Approximate Gross Internal Area = 240.23 sq m / 2,585.86 sq ft
(Including Double Garage & Excluding Void)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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