



Estate Agents  
**Hurst**

15 Stuchbury Close, Fairford Leys, Aylesbury, Buckinghamshire, HP19 8GD  
Offers In Excess Of £550,000

# 15 Stuchbury Close, Fairford Leys, Aylesbury, Buckinghamshire, HP19 8GD

Presented to the market in excellent condition throughout, this bright and spacious four/five bedroom detached family home was built in 1998 and has been extensively renovated by the current owners. Situated on the highly sought-after Fairford Leys development, the property is within walking distance of the village centre, offering a wide range of local shops, restaurants and everyday amenities.

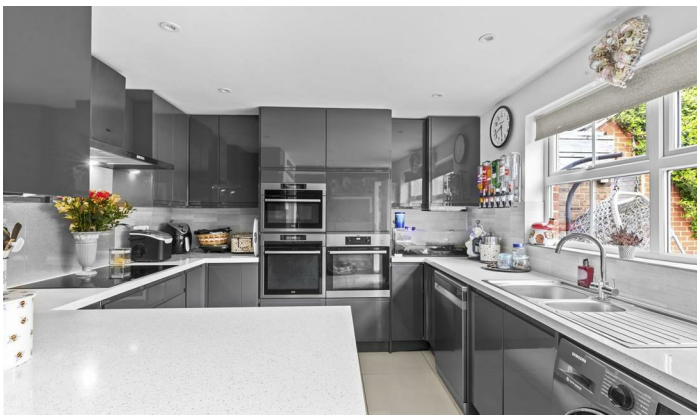
The well-balanced accommodation comprises: entrance hall, generous dual-aspect living room, ground floor office/guest bedroom, contemporary fitted kitchen/breakfast room, four bedrooms, en-suite bathroom to the principal bedroom, and a modern family bathroom.

Further benefits include a beautifully landscaped south-east facing rear garden featuring a swimming pool and outdoor kitchen, driveway parking for two vehicles, garage, solar panels, partially boarded loft space with pull-down ladder and lighting, gas central heating with a boiler installed in 2022, and UPVC double glazing throughout.



- DETACHED FAMILY HOME**
- GARAGE & DRIVEWAY PARKING FOR TWO CARS**
- SWIMMING POOL & OUTDOOR KITCHEN**
- LARGE DOUBLE ASPECT LIVING ROOM**
- GROUND FLOOR STUDY/BEDROOM**
- GUEST CLOAKROOM**
- PRINCIPAL BEDROOM WITH EN-SUITE**
- MODERN FITTED KITCHEN/BREAKFAST ROOM**
- SOUGHT AFTER LOCATION**
- NEW BOILER INSTALLED IN 2022**





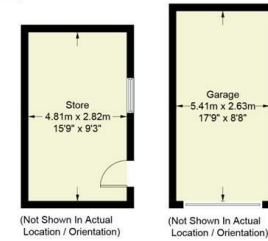


### Stuchbury Close

Approximate Gross Internal Area  
 Ground Floor = 650 sq ft / 60.4 sq m  
 First Floor = 625 sq ft / 58.1 sq m  
 Store / Garage = 298 sq ft / 27.7 sq m  
 Total = 1573 sq ft / 146.2 sq m



☐ = Reduced head height below 1.5m  
 CH 2.29 = Ceiling Height



Floor Plan produced for Hursts by Media Arcade Ltd ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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