



Orkney Close | Stewkley | LU7 0JF  
Offers In Excess Of £575,000

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We are excited to present this detached home that has been thoughtfully extended and designed for modern family life tucked away in the sought-after Orkney Close cul-de-sac in Stewkley. The centre piece is the spectacular open-plan kitchen/dining/family room, with vaulted ceilings, skylights, and full-width sliding doors connecting seamlessly to a beautifully landscaped garden. You have four good size bedrooms, two modern bathrooms as well as four reception rooms plus cloakroom and utility room, this is a family home with a complete upper chain not to be missed.

- A beautifully presented four-bedroom detached family home in a cul-de-sac in the Bucks village of Stewkley.
- Spacious separate living room plus a versatile second reception room/playroom, comfortable living spaces for the growing family.
- Four generous bedrooms including a principal suite with luxurious en-suite.
- Secluded landscaped rear garden with mature trees, hedging, and multiple seating areas.
- Spectacular open-plan kitchen/dining/family room with vaulted ceiling and full-width sliding glass doors into the landscaped garden.
- Study/gym and utility room created from part-converted garage; while retaining additional storage.
- Two stylish bathrooms, both thoughtfully designed.
- Excellent school catchment: St Michael's CE Combined in Stewkley, Aylesbury Grammar Schools & Cottesloe secondary in Wing.

## Entrance Hall

A covered porch leads into a light and welcoming hallway, with wood flooring underfoot and a neutral palette creating an immediate sense of calm. Stairs rise to the first floor, and glazed internal doors allow natural light to flow through to the adjoining rooms. From the hall doors lead to the living room, gym/study, family room and the cloakroom. There is a side door for convenient rear access.

## Sitting Room

18'11" x 11'0" (5.77 x 3.61)

Positioned at the front of the house, the sitting room offers a quiet, warm and inviting space. A bay window overlooks the front garden, while a stylish modern gas fireplace forms a focal point. With space for large seating arrangements, this is the perfect spot to unwind in the evenings or enjoy a quieter moment away from the open-plan hub. With parquet flooring underfoot adding a nice mix of character to the modern finishes. A large opening leads through into the dining area giving the perfect open plan flow.





#### Kitchen / Dining

31'2" x 7'10" (9.52 x 2.39)

Spanning the full width of the property, this extended kitchen is the showpiece of the home. The kitchen is fitted with sleek, contemporary cabinetry, granite worktops, and a central island with breakfast bar seating. There is space for an American fridge freezer, integrated dishwasher, hob, oven, extractor fan and the kitchen sink has a window behind looking over the garden. A vaulted ceiling with skylights creates a dramatic sense of height, while the entire rear wall opens via sliding glass doors to the patio, blurring the line between inside and out. The dining area comfortably accommodates a large table, and a family seating zone makes this the ultimate entertaining and everyday living space.

#### Family Room

20'4" x 10'7" (6.2 x 3.25)

Adjoining the kitchen, this bright and versatile room is ideal as a playroom, secondary lounge, or even a snug reading space. The ideal open plan layout for a modern family home so everyone can be together in one space, yet there are separate rooms to sneak off to as well.

#### Study / Gym

10'4" x 8'9" (3.17 x 2.69)

Created from part of the original garage, this conversion has provided a private room which is perfect for home working as an office or fitness as a gym. The separation from the main living areas makes it a quiet, focused environment. Excellent internet available in Stewkley with fibre optic provided by Gigaclear.

#### Utility Room

10'5" x 5'6" (3.2 x 1.68)

Also formed from the garage conversion, the utility is a well-planned space with cabinetry, worktops, and plumbing for laundry appliances. A side door gives easy access to the garden, making it practical for muddy boots or pets after a long countryside walk.

#### Cloakroom

#### Garage Store Room

15'1" x 5'1" (4.62 x 1.55)

The remainder of the garage has been cleverly retained for secure storage, ideal for bikes, tools, or seasonal equipment.

#### Landing

The central landing offers access to all four bedrooms and the family bathroom. A large window provides natural light, and a soft neutral colour scheme continues upstairs.

#### Principal Bedroom

12'0" x 12'0" (3.66 x 3.66)

This generously sized bedroom is a tranquil haven, with fitted wardrobes and windows offering garden views. Its soft tones and ample storage create a sense of calm and order, while the adjoining high spec en-suite adds a touch of luxury.

#### En-Suite

The en-suite is modern and well fitted with a four piece suite including a stunning claw foot bath, separate shower cubicle, low level WC as well as a wash basin with storage underneath. There are two frosted windows to the front aspect.

#### Bedroom Two

10'7" x 10'4" (3.23 x 3.15)

Another spacious double bedroom with a large window overlooking the front garden. Its proportions make it ideal for guests or older children, with plenty of room for freestanding furniture such as wardrobes and chests of drawers.

#### Bedroom Three

10'9" x 8'5" (3.3 x 2.57)

This comfortable double bedroom enjoys a peaceful outlook over the rear garden. Its simple décor and generous size make it highly versatile, whether used as a bedroom, guest room, or upstairs study.

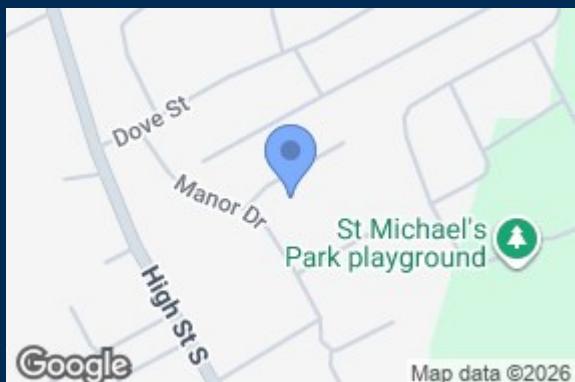
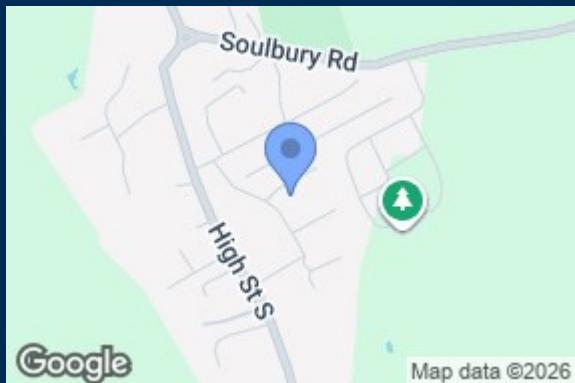
#### Bedroom Four

9'3" x 8'7" (2.82 x 2.64)

A well-proportioned single bedroom, currently used as a nursery but equally ready to be an older child's bedroom, home office, or dressing room.

#### Family Shower Room

The main bathroom is finished to a high standard with a white suite including a shower cubicle, wash basin, and WC. A mix of neutral tiles and chrome fittings create a timeless feel, while a window brings in natural light.



Approximate Gross Internal Area  
 Ground Floor = 102.6 sq m / 1,04 sq ft  
 First Floor = 68.5 sq m / 737 sq ft  
 Store = 7.3 sq m / 79 sq ft  
 Total = 178.4 sq m / 1,920 sq ft



### First Floor

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A		80	
(91-90) B			
(89-80) C			
(75-60) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
England & Wales		EU Directive 2002/81/EC	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
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Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		80	
(91-90) B			
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(75-60) D			
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(1-20) G			
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