



Brook Street Edlesborough Buckinghamshire

- Grade II Listed Detached Cottage
- Living Room with Inglenook Fireplace
- Conservatory
- Separate Dining room
- Fitted Kitchen with Flagstone Floor
- 3 Double Bedrooms
- 3 Bath/Shower Rooms
- Views Overlooking Village Green
- Generous Gardens
- Double Garage & Driveway

A delightful 17th Century Grade II listed detached village house, with over 2,600sq.ft. of accommodation, located in the heart of this picturesque Buckinghamshire village, overlooking the green.

The property has been carefully and sympathetically maintained/refurbished by the present owners and offers a wealth of character including Exposed Beams, Inglenook Fireplace and a Concealed Staircase to the Loft. The cottage combines these traditional features with more modern needs including a fitted kitchen, luxury bathrooms and double glazing. One of the main features is that the cottage is situated in a secluded plot overlooking the village green and the Downs. There is also a detached Double Garage to the side of the property with an office above and fibre optic broadband, making it ideal place to work from home. Accommodation briefly comprises to the ground floor - entrance all leading to dining room/family room, 23' triple aspect living room with inglenook fireplace and conservatory off, fitted kitchen and a downstairs shower room. To the first floor - landing area with concealed staircase to loft area, dual aspect 15' bedroom overlooking the green, further double bedroom with en-suite shower room, further 13' dual aspect bedroom overlooking the green and re-fitted family bathroom.



OUTSIDE

The house is approached along a gravel driveway leading to the detached double garage and extensive parking area. The gardens are to 3 sides of the house and are predominately laid to lawn with various flower beds/borders and mature trees which provide a degree of privacy. Rear patio area and detached garden room/gym/office.

LOCATION

Edlesborough is a Buckinghamshire village with a friendly community, a church, a cafe, a florist, a local shop/post office, a village hall, a pre-school and a combined school. There is also the village green which has a children's play park and hosts the annual summer carnival. The property is in catchment for Aylesbury grammar schools. Independent schools nearby include Tring Park School for the Performing Arts in Tring, Egerton Rothersey School and Berkhamsted School in Berkhamsted. Luton Airport can be reached in approximately 25 minutes and nearby motorways include the M1 junction 11A at Chilton Cross being approximately 8 miles and the M25 junction 20 approximately 17.5 miles. Tring railway station is approximately 6.5 miles away with Euston being reached in an average time of 40 minutes. Cheddington Station is approximately 6.3 miles and Berkhamsted Station is also approximately 9.6 miles.

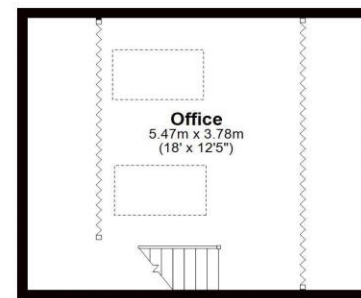
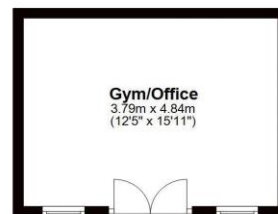
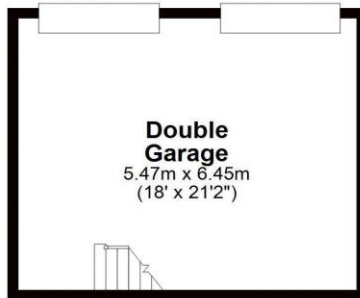
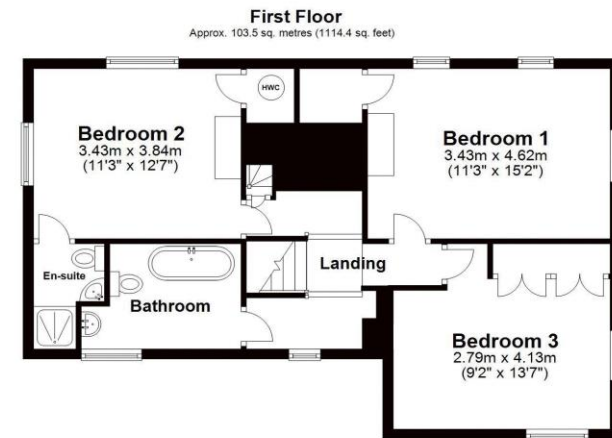
GENERAL:

EPC Rating: N/A

Council Tax Band: F

Local Authority: Buckinghamshire Council





Total area: approx. 242.8 sq. metres (2614.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

Tel : 01525 222333

Fine & Country Edlesborough

65 Moor End, Edlesborough, Buckinghamshire, LU6 2HN

edlesborough@fineandcountry.com

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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