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Cow Lane  
Edlesborough | Buckinghamshire  
£610,000

# 7 Cow Lane Edlesborough Buckinghamshire LU6 2HT

**A delightful four bedroom detached family home with a south/west facing garden and potential to extend (STP), situated in the heart of the highly sought after Buckinghamshire village of Edlesborough.**

Positioned along Cow Lane, Edlesborough, this well presented and modern four bedroom detached family home benefits from a refitted Wren kitchen/breakfast room which enjoys views over the generous sized south/west facing private garden. This family home also features two spacious separate receptions rooms with a feature open fire in the sitting room, four double bedrooms including a master en suite, new Everest double glazing throughout installed in 2018, and potential to extend to provide additional living accommodation subject to the necessary planning consents. Cow Lane is well situated within the heart of Edlesborough and is within easy walking distance to local amenities such as local shops, Post Office, Coffee Shop, Doctors Surgery/Pharmacy, the Pavilion on The Green, and good schooling in the village with catchment for the excellent Aylesbury Grammar Schools. Edlesborough also offers excellent transport links to London with the M1 Junction 11 approximately 6.5 miles away, and an efficient rail service from either Leighton Buzzard or Tring to Euston from 30 minutes, making it an ideal location for commuting to the capitol or exploring the wider area.

Entering this family home, a welcoming entrance hall connects into a light and airy separate sitting room which features a bay window aspect and an open fire place. Double doors from the sitting room open into a separate dining room, creating the ideal space for hosting gatherings with friends and family. Sliding doors to the rear of the dining room open onto the private brick walled rear garden providing an hybrid of indoor/outdoor living. Access via the entrance hall leads to the refitted kitchen/breakfast room to the rear of the property. The kitchen area has been subject to a complete refurbishment by the current owners in 2018, and is fitted with a range of base and wall mounted units, an integral oven with electric hob and extractor, and space for a fridge/freezer, dishwasher and washing machine. The groundfloor is complete with solid oak flooring through the entrance hall, kitchen and dining room, and a downstairs cloakroom situated off the entrance hall.

Stairs from the entrance hall rise to the first landing and lead to the master suite, three further double bedrooms and family bathroom. The master bedroom located to the front is fitted with ample built in wardrobes. Double doors open into the master en suite and comprises of a low level W.C, vanity wash hand basin with storage under, and large shower cubicle. Bedroom two and three are also both generous sized double bedrooms, whilst the fourth bedroom is also a good sized double. The family bathroom is fitted with floor to ceiling tiles, and comprises of a low level W.C, pedestal wash hand basin, heated towel rail, and a panelled bath with a power shower attached above.



The family home is approached via a block paved driveway providing off road parking for two vehicles and leads in to an integral single garage which also has side door access. The driveway borders the front garden which is laid to lawn. Sliding doors from the dining room and side access via the kitchen/breakfast room leads out to the generous sized private south/west facing rear garden. A patio area off the dining room creates the perfect setting to enjoy al-fresco dining, and enjoys views over the lawned garden featuring mature shrub borders. The rear garden is not directly overlooked and thus enjoys a private external family space.

- Modern Four Bedroom Detached Family Home
- Separate Sitting Room with Open Fire
- Refitted Kitchen/Breakfast Room
- Separate Dining Room
- Master en Suite Shower Room
- Family Bathroom & Downstairs W.C
- Private South/West Facing Garden
- Driveway and Single Integral Garage
- Desirable Buckinghamshire Village Location
- Excellent Transport Links to London Nearby

#### Additional Information

Tenure: Freehold

Gas, Mains Water, Electricity, Fast Fibre Internet

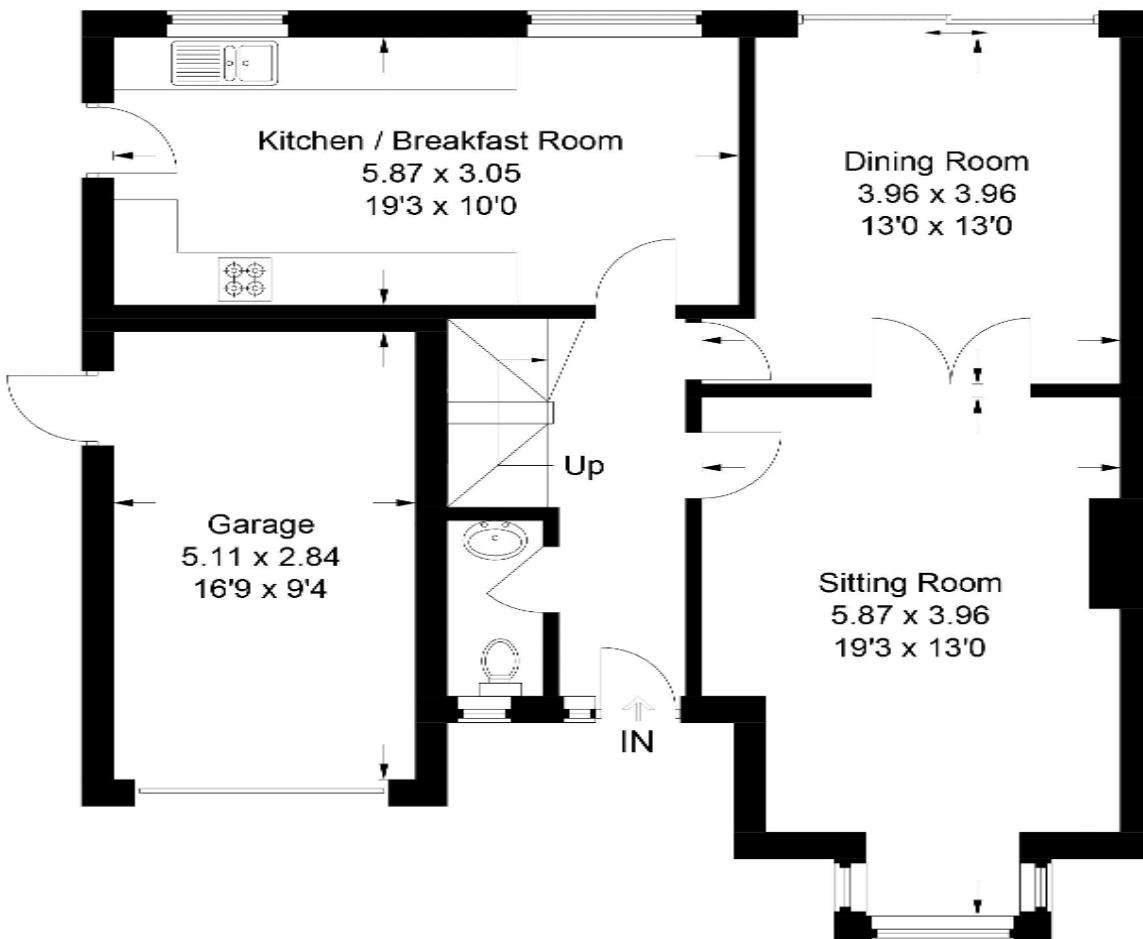
EPC Rating: D

Council Tax: Band F

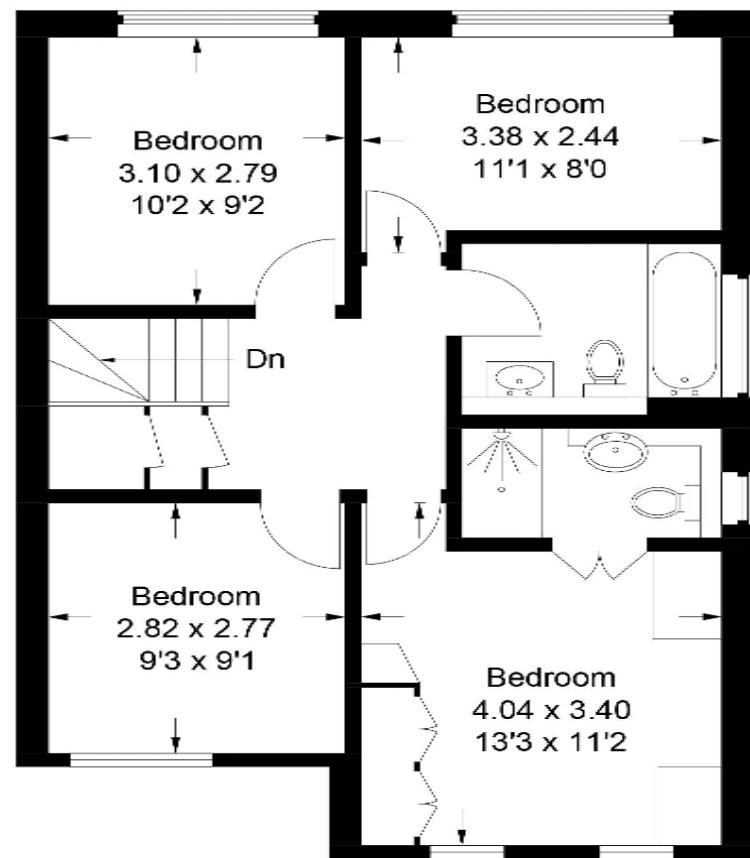
Local Authority: Buckinghamshire Council



Approximate Gross Internal Area  
 Ground Floor = 64.5 sq m / 694 sq ft  
 First Floor = 55.3 sq m / 595 sq ft  
 Garage = 14.9 sq m / 160 sq ft  
 Total = 134.7 sq m / 1,449 sq ft



**Ground Floor**



**First Floor**

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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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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