



**The Green, Edlesborough, LU6 2JF**  
**Asking price £730,000**

**Sears & Co**  
estate & letting agents



A unique opportunity to purchase 'Two Roofs' an established character house believed to date back to the mid 1800's. The property is nestled behind a gated driveway on The Green in the exclusive village of Edlesborough.

The layout includes an entrance porch, dining room, 20FT dual aspect living room with vaulted ceiling, well appointed kitchen, downstairs shower room, three well proportioned first floor bedrooms and a family bathroom fitted with a traditional suite.

Externally the property further benefits from generous frontage providing driveway parking, garage, neatly tended front garden and a mature private rear garden. Council tax band F. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Edlesborough, on the edge of Buckinghamshire, is a small, field-bound village at the foot of the Chiltern Hills. This Area of Outstanding Natural Beauty offers incredible trails, routes and pathways for walking, cycling and horse riding. The nearby Ashridge Estate, Dunstable Downs and Whipsnade Zoo cater to an array of fantastic weekend days out.



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Edlesborough has all you need on a daily basis, such as a doctors surgery and pharmacy, a dental practice, a Post Office, a florist, a hair and beauty salon and a café. The village green with a playground and sports courts/pitches has a Pavilion and Community Hub too, where there's a gym, a bar and a café/restaurant. The annual summer carnival presents classic cars, fairground rides and a dog show. For schooling, Edlesborough Primary Academy also has a pre-school.

#### **Front Door**

#### **Entrance Porch**

Double glazed wooden framed windows. Tiled flooring. Stained glass wooden door to the dining room.

#### **Dining Room**

Double glazed wooden framed window. Double glazed wooden framed double doors leading to the rear garden. Radiator. Wood flooring. Open plan to the inner hallway. Access to the living room.

#### **Living Room**

Double glazed wooden framed bay window to the front aspect. Double glazed wooden framed window to the rear aspect. Part vaulted ceiling. Exposed brickwork. Two radiators. Fireplace with wood burning fire.

#### **Inner Hallway**

Stairs rising to the first floor accommodation. Under stair storage. Radiator. Wood flooring. Access to the shower room and kitchen.

#### **Kitchen**

Double glazed wooden framed window. Double glazed stable door to the front aspect. Fitted with a range of eye and base level units with work surfaces over. Double oven with 'Siemens' hob over. Space for a dishwasher, fridge freezer and washing machine. One and a half bowl ceramic sink with drainer unit and mixer tap. Feature splash back. Solid maple wood flooring. Radiator. Recessed down lighting.

#### **Shower Room**

Double glazed wooden framed window. Fitted with a three piece suite to include a shower area, wall mounted wash hand basin with feature mixer tap and a low level w/c. Tiled flooring. Tiled walls. Recessed down lighting. Light up vanity mirror. Chrome heated towel rail.

#### **First Floor Landing**

Double glazed wooden framed window. Airing cupboard. Access to the family bathroom and bedroom three/study.

#### **Bedroom One**

Two double glazed wooden framed windows. Two radiators.

#### **Bedroom Two**

Double glazed wooden framed window. Radiator. Built in wardrobes.

#### **Bedroom Three/Study**

Double glazed wooden framed window. Radiator. Access to bedrooms one and two. Access to the loft.

#### **Family Bathroom**

Double glazed wooden framed window. Fitted with a three piece traditional suite with 'Lefroy Brooks' fittings, to include a panel enclosed bath with shower over, pedestal wash hand basin and a low level w/c. Vinyl flooring. Tiled walls. Recessed down lighting. Heated towel rail.

#### **To The Front**

Gated driveway laid with loose stones. Area of front garden laid with lawn. Coal/wood store. Enclosed predominantly by hedging and timber panel fencing. Planted beds. Side access leading to the rear garden. Pathway to the kitchen door and front door.

#### **Garage**

Accessed via a garage door to the front and a courtesy door from the driveway. Glazed window. Power and lighting.

#### **To The Rear**

A private garden arranged with areas of patio and lawn. Planted beds. Outside tap. Enclosed by a mixture of timber panel fencing, brick wall, mature trees and hedging. Shed. Store cupboard housing the boiler and space for a tumble dryer. Gated side access.

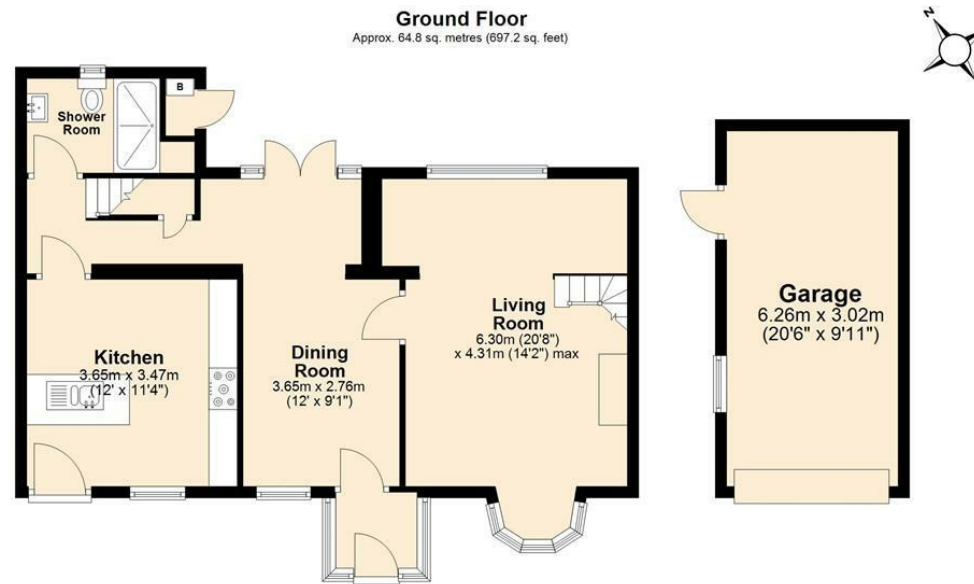












Total area: approx. 114.0 sq. metres (1227.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	77 C
39-54	E		
21-38	F		
1-20	G		