



The Pastures, Edlesborough, LU6 2HL
Asking price £650,000

AN EXTENDED and well presented, four bedroom family home with three reception rooms situated in this exclusive position on The Pastures just off Pebblemoor in the desirable village of Edlesborough.

Accommodation includes an entrance hallway, downstairs W/C, SPACIOUS 19FT kitchen/breakfast room, living/dining room, SEPARATE FAMILY ROOM, ground floor office, principal bedroom with EN SUITE, three further bedrooms and a family bathroom with white suite.

Externally the property further benefits from driveway parking, a DOUBLE GARAGE and a delightful, private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band F.



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Sears & Co

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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, while 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, a pub and a café. The centres of Leighton Buzzard, Hemel Hempstead and Milton Keynes are accessible in 15-30 minutes for a comprehensive range of amenities and services.

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 and the property currently offers access to the Buckinghamshire grammar school system with coaches stopping on Pebblemoor.

Front Door

Entrance Hallway

Karndean flooring. Radiator. Under stairs storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen, living room and downstairs w/c.

Downstairs W/C

Double glazed window. Fitted with a low level w/c and wall mounted wash hand basin. Radiator. Tiling to splash back area. Karndean flooring.

Kitchen/Breakfast Room

Double glazed window. Double glazed door to the side aspect. Double glazed doors to the rear aspect leading to the garden. Fitted with a range of eye and base level units with granite work surfaces over also forming up stands and a window sill. Inset sink unit with mixer tap. Free standing range oven. Integrated low level fridge and low level freezer. Space for a dishwasher and washing machine. Karndean tile effect flooring. Radiator.

Living/Dining Room

Double glazed bow style window. Double glazed window. Fire place and log burner. Two radiators. Access to the office.

Office

Double glazed window. Radiator. Access to the family room.

Family/Play Room

Double glazed doors to the rear aspect. Double glazed window. Radiator.

First Floor Landing

Double glazed window. Airing cupboard. Access to the loft. Access to the four bedrooms and family bathroom.

Principal Bedroom

Double glazed window. Velux style window. Radiator. Built in wardrobes. Store cupboard. Access to eaves storage. Access to the en suite shower room.

En Suite Shower Room

Double glazed window. Fitted with a three piece suite to

include a double size shower enclosure, pedestal wash hand basin and a low level w/c. Wood effect flooring. Partially tiled walls. Extractor fan. Heated towel rail.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Store cupboard.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment, pedestal wash hand basin and a low level w/c. Radiator. Vinyl flooring. Partially tiled walls.

To The Front

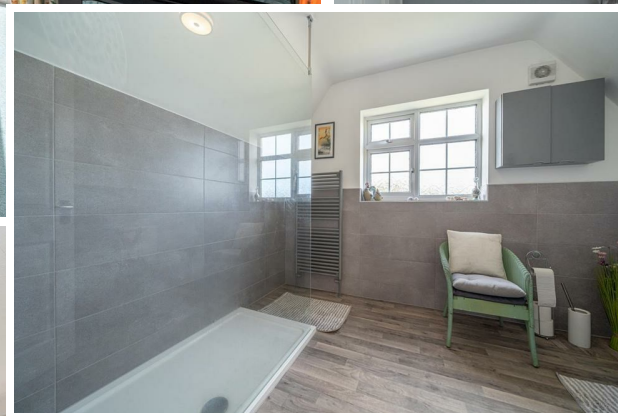
An area of front garden laid with lawn, a pathway leading to the front door and side access gate. Further area laid with patio style slabs providing driveway parking.

Double Garage

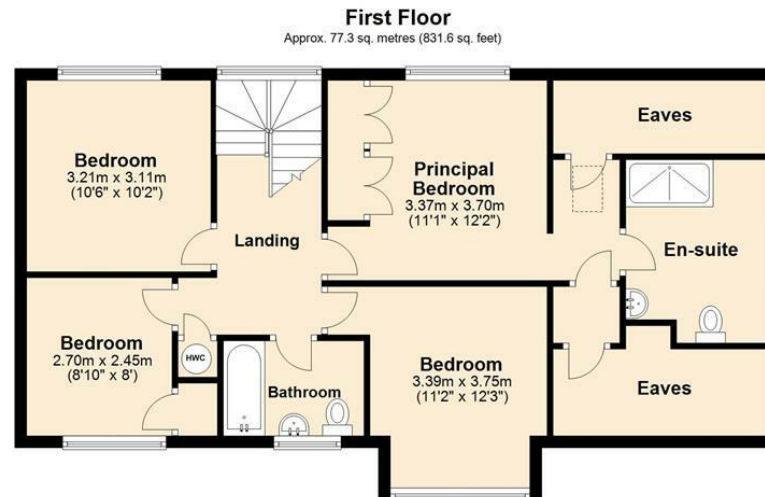
Accessed via two garage doors to the front and a courtesy door from the side aspect. Power & lighting.

To The Rear

A private garden laid with areas of patio & lawn with some mature planting and borders. Side access gate. Greenhouse. Garden shed. Enclosed by a mixture of timber panel fencing, hedging and part walled.







Total area: approx. 181.0 sq. metres (1948.0 sq. feet)

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

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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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	66 D	80 C
39-54	E		
21-38	F		
1-20	G		