



Langdale , Edlesborough, Bucks LU6 2RB
Guide Price £1,250,000

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Oceans of space and light within this immaculately presented family residence, located at the end of a much sought after cul de sac within this desirable BUCKS VILLAGE and offering a substantial 4000 sq ft (376 sq mts) of accommodation which includes a DETACHED ANNEXE, TRIPLE GARAGING and 69FT (21 MTR) FRONT DRIVE. SIX BEDROOMS, FOUR BATHROOMS + CLOAKROOM, FIVE RECEPTION ROOMS plus high quality KITCHEN BREAKFAST ROOM open plan to the Dining Room and Family Room, conducive to modern living and a separate large UTILITY ROOM. Approaching 80FT (24MTRS) in width, the SOUTH WEST FACING, private REAR GARDEN has been interestingly landscaped, with established trees and plantings, being also ideal for entertaining, incorporating two large patios one with a covered, outside KITCHEN/BARBEQUE AREA and to the rear boundary the River Ouzel forms an attractive back drop.

Ground Floor

Entrance & Reception Hall

Covered veranda style porchway with courtesy lighting and composite main entrance door leading into hallway. Bespoke oak and glass staircase to first floor. Karndean flooring. Overhead light point. Radiator.

Sitting Room

Triple aspect with bay windows to front, side and rear. Feature fireplace with limestone surround and hearth and electric fire. Fitted carpet. High ceiling with decorative coving, overhead light point, four wall light points, TV point and three radiators Double doors to Dining Room.

Dining Room

Bay window to front aspect and open plan to the Kitchen and Family Room. Ceramic tiled flooring. Decorative coved ceiling with inset spotlights. Built in cabinet with cupboards and deep soft close drawers. Two display niches. Radiator.

Family Room -

Upvc windows and french doors to the rear garden. Opening to the Dining Room and Kitchen Breakfast Room. Ceramic tiled flooring, Inset spotlight plus verhead light point. Radiator.

TV/Cinema Room

Bay window to front aspect. Built in floor to ceiling storage units with concealed wall wiring and aerial point for TV. Decorative coved ceiling with overhead light point. Fitted carpet. Contemporary vertical column radiator.

Gym

Bay window to front aspect. Engineered wood flooring. Range of built in storage cupboards. Two overhead light points, TV point and radiator. Door to Utility Room.

Kitchen/Breakfast Room

Re-fitted with a quality range of base and wall mounted, units with complementary white marble work surfaces and upstands and peninsular breakfast bar. Built in appliances include twin 'Miele' electric ovens and 'Bosch' induction hob with overhead 'Bosch' extractor unit, integrated dishwasher and space for fridge and freezer. Stainless steel sink unit with inset drainer and mixer tap. Ceramic tiled flooring. Inset spotlights and contemporary vertical column radiator. Window to rear overlooking the garden. Door to Hallway and folding door to Utility Room.

Utility Room

Window and glazed door to rear garden. Range of built in cupboards and white marble work top with butler sink and under space and plumbing for washing machine and dryer. Hot water cylinder and wall mounted gas fired boiler, concealed in cupboard and serving domestic hot water and central heating system. Ceramic tiled flooring. Inset spotlights and heated towel rail. Door to Gym.

Cloakroom

Fully tiled and fitted with a two piece suite comprising WC and wash hand basin set in vanity unit. Ceramic tiled flooring. Overhead light point and extractor fan. Heated towel rail. Door to coat cupboard.

First Floor

Landing

'L' shaped landing with window to front aspect. Oak and glass bespoke balustrade. Access to part boarded loft void with retractable ladder and light. Doubled doored storage/linen cupboard. Two overhead light points. Fitted carpet. Radiator.

Bedroom 1

Spacious double bedroom with window to front aspect. Built in, smoked glass fronted wardrobes with hanging rail and shelving. Two overhead light points, two wall light points, TV point and radiator. Door to En Suite

En Suite

Fully tiled and fitted with a five piece suite comprising WC, twin wash hand basins set in double vanity unit with floor to ceiling built in adjoining cupboard, bidet and shower enclosure. Opaque glazed window to rear aspect. Ceramic tiled flooring. Overhead light point, extractor fan, shaver point and contemporary vertical column radiator with fitted mirror..

Bedroom 2

Double bedroom with window to front aspect. Range of built in wardrobes with hanging rail and shelving and wall mounted bridge cupboards. Fitted carpet. Overhead light point. and radiator.

Bedroom 3

Double bedroom with window to rear aspect. Coved ceiling with overhead light point. Fitted carpet. Radiator.

Bedroom 4

Compact double bedroom with window to front aspect. Coved ceiling with overhead light point. Fitted carpet and radiator.

Bedroom 5/Dressing Room

Window to front aspect. Range of built in wardrobes with hanging rail and shelving. Fitted carpet. Coved ceiling with overhead light point. Radiator.

Family Bathroom

Fully tiled and fitted with a four piece suite comprising WC and wash hand basin set in vanity units, shower enclosure and bath with mixer tap and hand held attachment. Opaque glazed window to rear aspect. Ceramic tiled flooring. Overhead light point, extractor fan, shaver point and contemporary vertical column radiator with fitted mirror.

Shower Room

Fully tiled and fitted with a three piece suite comprising WC, wash hand basin set in vanity unit and wide shower enclosure. Ceramic tiled flooring. Opaque glazed window to front aspect. extractor fan, shaver point and heated towel rail.

Annexe

Located above the Triple Garage, the Annexe is accessed via a wrought iron staircase and UPVC glazed french doors. Dual aspect with windows to front and rear with inset spotlights and fully carpeted, offering BEDROOM AREA with built in wardrobes and dressing table, SITTING ROOM AREA with built in cabinet for TV etc. Ceramic tiled KITCHEN/BREAKFAST AREA with built in breakfast bar plus integrated fridge, dishwasher and washing machine as well as electric oven, hob and extractor unit and separate, ceramic tiled SHOWER ROOM with WC & wash hand basin set in vanity units. The annexe has an independent Combi Gas Boiler (located in the garage) which serves domestic hot water and radiator central heating.

Exterior

Frontage, Driveway & Garaging

Block paved 69FT (21MTR) driveway providing ample parking space for several vehicles and leading to the Detached Triple Garage with three remote controlled up-and-over doors, courtesy exterior lighting, interior power and lighting and housing the wall mounted combi gas fired boiler serving domestic hot water and central heating system to the annexe above. Evergreen plantings and an ornamental pond by the foot of the wrought iron staircase accessing the Annexe, and a bed of white roses line the front of the property. Conifer hedged and timber fenced boundaries and a timber gate provides access to the rear garden.

Rear Garden

Private and secluded this South West facing garden, approaching a generous 80ft (24 mtrs) in width, has a central lawn, edged with well stocked mature shrub and perennial borders and flanked by two large paved patios to each side. A solid timber framed archway leads through to the rear of the garden where there is a raised bank and a roped bridge across the flowing stream of the River Ouzel. To one side a bespoke covered outside kitchen hub with granite tops and space and plumbing for sink, fridge and barbecue cooking equipment, as well as lighting and power points. External water tap. Storage sheds, Sensor and courtesy lighting, exterior power points and timber fenced boundaries enclose the garden,

General

The property comes to the market in excellent decorative order and abounds with fine quality fixtures and fittings, throughout the well designed re-configuration and layout of the house. Benefits include UPVC double glazing, gas fired central heating with two gas fired boilers, (separate one for the annexe) as well as the addition of a superb spacious Detached Annexe over the equally spacious Triple Garage with generous driveway parking to the front and a private landscaped Rear Garden ideal for children playing and/or home entertaining.

Tenure: Freehold
 Council: Buckinghamshire Council
 Council Tax Band : G
 Energy Rating:
 Postcode: LU6 2RB

Location

Edlesborough is a Buckinghamshire village in a delightful rural setting with many local facilities including village shops, post office, pharmacy, doctors' and dentists' surgeries, a junior school, newly opened Village Community Centre & Gym, tennis club and cricket club with more comprehensive shopping, educational and leisure facilities to be found in Leighton Buzzard and Berkhamsted. Private schooling is available at Swanbourne Preparatory School, Beechwood Park or on the doorstep of the M25 at Berkhamsted School & Westbrook Hay with the local grammar schools being situated in Aylesbury. Nearest mainline stations to be found in Leighton Buzzard or Tring for London Euston. Major road connections include M25 (J20) easy access to junction 11A of the M1 motorway and the A41 dual carriageway provides excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

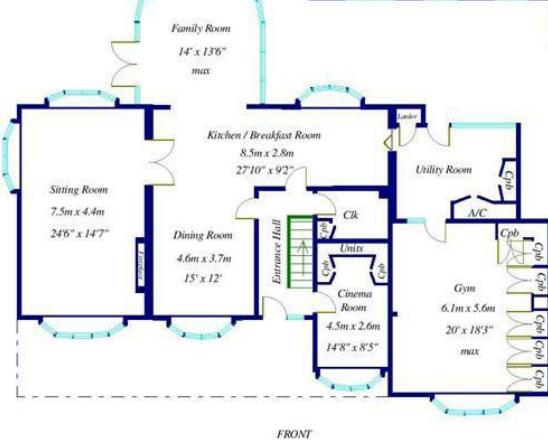




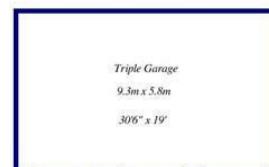
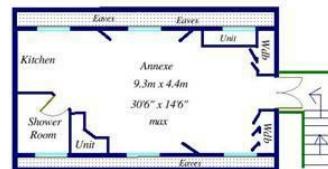


REAR

Approx. Gross Internal Floor Area
 House 3,035 sq feet (282sq metres)
 Annexe 436 sq feet (40 sq metres)
 Garage 578 sq feet (54 sq metres)
 Total 4,049 sq feet (376 sq metres)



FRONT



Drawings for illustration only and are not to scale. Measurements approximate.

To view this property please contact Plumm Property:

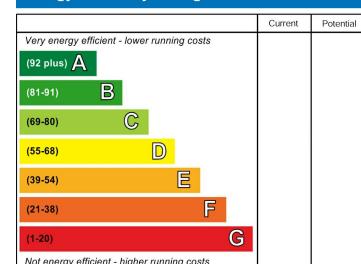
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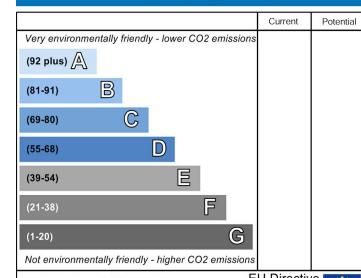
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Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

England & Wales EU Directive 2002/91/EC

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