



Willow Beck

Edlesborough | Buckinghamshire

FINE & COUNTRY





Willow Beck

24a Pebblemoor | Edlesborough | Buckinghamshire | LU6 2HZ

An impressive five double bedroom detached family home full renovated throughout with over 3400 sq. ft of versatile living accommodation, situated in the highly sought after Buckinghamshire village of Edlesborough, offered for sale with no onward chain.

Tucked away along the sought after road of Pebblemoor, Willow Beck is a beautifully renovated five bedroom detached family home combines modern elegance with luxurious comfort. Spanning 3,450 sq. ft. across two well-designed floors, this home offers a perfect balance of style and functionality. Highlights to the modern family home includes a spacious dual aspect sitting room is a standout feature, showcasing mood lighting and a striking fireplace, creating a warm and inviting atmosphere. The refitted kitchen and breakfast room is perfect for everyday living, while the formal dining room, with its bi-fold doors leading to the private rear garden, is ideal for entertaining. Completing this thoughtfully designed home are five generously sized double bedrooms including two with refitted en suites, and a modern family bathroom, all designed to the highest standard. This home effortlessly accommodates the needs of modern family life with a versatile layout and refined finishes throughout.

Stepping into this delightful family home, you are welcomed by a bright and inviting entrance hall, complete with a stylish downstairs cloakroom for added convenience. Through elegant double doors, the light and airy dual-aspect sitting room unfolds, stretching over 26 feet in length. This generous space is perfect for relaxation, featuring a stunning remote-controlled feature fire and atmospheric mood lighting that set the scene for cozy evenings spent with loved ones, perhaps enjoying a film in comfort and style. The entrance hall also leads through double doors to the formal dining room, an impressive space designed to host elegant dinners and special occasions with family and friends. Bi-folding doors open up to the serene private garden, seamlessly blending indoor and outdoor living and extending the entertaining space into the peaceful outdoors. Adjacent to the dining room is the beautifully refitted kitchen/breakfast room, thoughtfully designed with a wide range of sleek base and wall-mounted units, complemented by roll-top surfaces. The kitchen boasts an integrated double oven, space for a dishwasher and fridge/freezer, and a convenient breakfast bar with extra storage beneath. A separate utility room provides additional storage and space for white goods, with easy access to the rear garden, enhancing the home's functionality without compromising on style.

Ascending from the entrance hall, a graceful staircase leads to the first-floor landing, providing access to the luxurious master and guest bedrooms. The master suite is a true haven, offering an impressively spacious retreat that spans over 24 feet in length. This beautifully appointed room boasts ample built-in wardrobes, providing generous storage space while maintaining a sleek, uncluttered aesthetic. The master bedroom also benefits from a stunningly refitted en-suite bathroom, designed for both style and relaxation. The en-suite features a sleek low-level W.C., a contemporary wall-mounted wash basin with storage beneath, a heated towel rail, a separate shower cubicle, and a luxurious bath, creating the perfect sanctuary for unwinding in comfort. Adjacent to the master suite is the second guest bedroom, another generously sized double room that offers comfort and privacy. This lovely guest bedroom is complete with its own modern en-suite shower room, featuring a stylish shower cubicle, low-level W.C., and sleek wash basin, providing an ideal retreat for family members or visitors.

Double doors from the sitting room gracefully lead into an inviting inner hallway, connecting to three additional double bedrooms and the elegantly refitted family bathroom, thoughtfully designed to serve the groundfloor living space. Bedroom three, located at the front of the home, offers a generous and well-proportioned layout that spans an impressive 20 ft. in length, complemented by a selection of built-in wardrobes that provide seamless storage solutions. The fourth double bedroom boasts a fitted wardrobe and a charming raised area, adding a touch of character and versatility to the room. The fifth bedroom, also a spacious double, features its own fitted wardrobe, ensuring both style and practicality for everyday living. Completing the groundfloor accommodation is the beautifully refitted family bathroom. This sophisticated space includes a sleek low-level W.C., a contemporary wall-mounted wash basin with stylish storage underneath, a heated towel rail for added comfort, a spacious shower cubicle, and a luxurious bath, creating a serene retreat where you can unwind and rejuvenate in style.



Willow Beck

24a Pebblemoor | Edlesborough | Buckinghamshire | LU6 2HZ



Willow Beck welcomes you with a block-paved driveway, providing ample off-road parking for multiple vehicles and leading to an elegant main entrance and an expansive double garage, complete with power, lighting, and convenient electric double doors. Flanking the driveway, the front garden showcases a lush, meticulously manicured lawn, bordered by boxed hedging and established trees that adds a touch of charm to the property. Bi-folding doors from the dining room effortlessly open onto a stunning patio area, creating a magical space for al-fresco dining and entertaining, all while overlooking the serene private lawned garden. The patio extends gracefully to the rear corner, where a charming breeze house, outfitted with a lovely table and chairs, provides an idyllic spot for summer gatherings and leisurely afternoons basking in the sun. The garden is elegantly bordered by mature hedging, offering a lush, green backdrop that ensures a high degree of privacy for your outdoor enjoyment. At the end of the garden, gated access leads to a tranquil side lawn, with additional gated access connecting back to the front garden, enhancing the overall allure and functionality of this captivating property.

The beautiful Buckinghamshire village Edlesborough offer a variety of local amenities and benefits from being within the catchment area of Aylesbury's sought after Grammar Schools. This detached family residence is also situated close to the Village Green and Pavilion. The surrounding areas of Edlesborough also boasts scenic countryside, with attractions such as The Chilterns, Dunstable Downs and Whipsnade Zoo all being nearby. The nearby market town of Tring offers local shopping facilities while more extensive amenities can be found in nearby towns such as Berkhamsted and Leighton Buzzard. Edlesborough is also well positioned for access to London, with the M1 Junction 11 approximately 6 miles away, and there are excellent train links to London available from either Tring or Leighton Buzzard with journey times from 30 minutes, making Edlesborough a convenient location for commuting into the capital or exploring the wider area.



- Fully Refurbished Five Double Bedroom Detached Family Home
- Spacious and Versatile Living Accommodation Reaching 3450 sq. ft.
- Sitting Room Reaching over 26ft. & Dining Room with Bi-fold Doors
- Refitted Kitchen/Breakfast Room and Separate Utility Room
- Refitted Master en Suite & Guest en Suite and Family Bathroom
- Delightful Landscaped Private Rear Garden & Side Garden Area
- Driveway for Multiple Vehicles and Large Double Garage
- Excellent Catchment for Aylesbury Grammar Schools
- Highly Desirable Picturesque Buckinghamshire Village
- Excellent Transport Links Connecting to London Nearby

Property Information

Tenure: Freehold

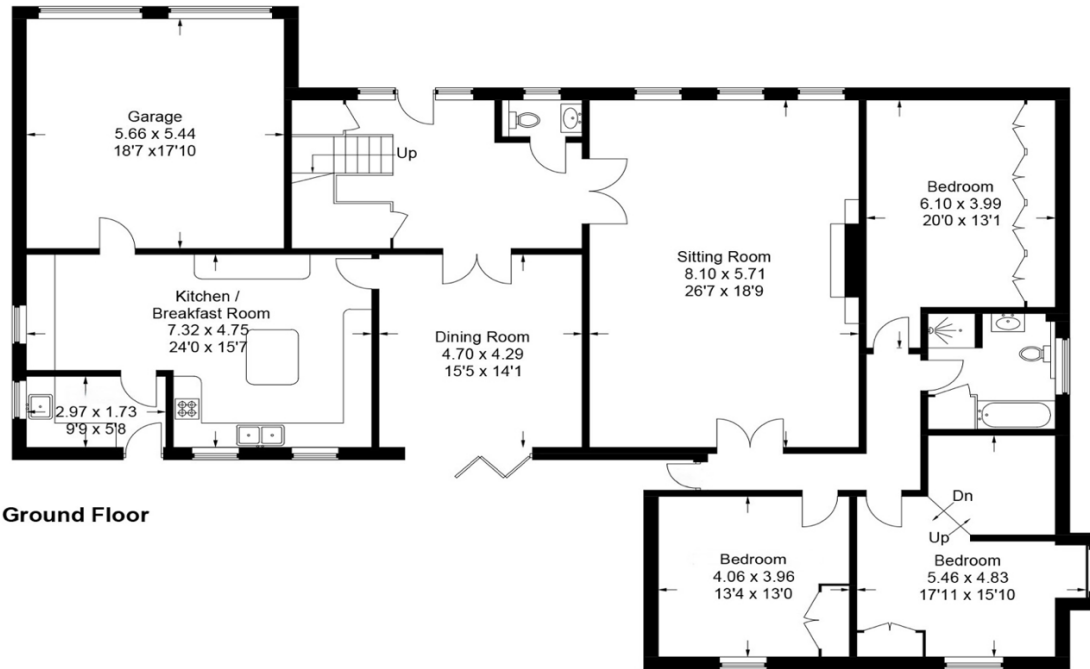
Gas, Mains Water, Electricity

EPC Rating: C

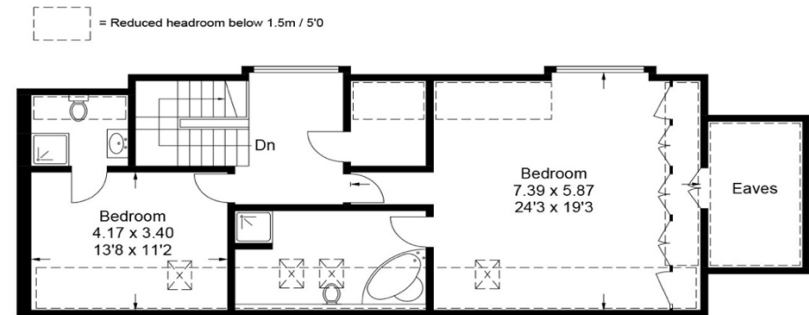
Council Tax: Band G

Local Authority: Buckinghamshire Council

Approximate Gross Internal Area
 Ground Floor = 240.5 sq m / 2589 sq ft
 First Floor (Excluding Eaves) = 80.0 sq m / 861 sq ft
 Total = 320.5 sq m / 3450 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.

© CJ Property Marketing Ltd Produced for Fine & Country



THE PROPERTY MISDESCRIPTIONS ACT 1991

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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point that is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Tel 01582 793116

Fine & Country Redbourn 51 High Street, Redbourn AL3 7LW

