



Sarafand, Aylesbury Road  
£950,000





A charming **1920s Arts & Crafts-style detached home**, offering four double bedrooms and set within a generous **0.28-acre plot**. Ideally positioned within **walking distance of King George V playing field and the town centre**, the property combines period character with modern comforts.

The ground floor comprises **all principal rooms with dual-aspect windows**, including a **sitting room with log burner**, a **study/snug**, and a **kitchen/dining room** fitted with integrated Neff appliances, a **gas Aga**, a **gas hob**, and granite worktops. There is also a useful utility room with direct access to the garage, a modern two-piece cloakroom, and much of the ground floor benefits from **oak flooring** and **LED recessed lighting**. A **lean-to store** connects directly to the house, providing practical additional storage.

Upstairs are **four double bedrooms**, including the **principal bedroom with dual-aspect windows overlooking the rear garden**, a contemporary family bathroom with a rain-head shower, and an ensuite shower room. A tall feature window on the landing allows excellent natural light and frames a lovely view of the garden.

The impressive rear garden extends to **over 150 feet**, mainly laid to lawn and enclosed by mature hedging, fencing, and a selection of trees. It includes a **koi pond**, and at the far end, an **allotment-style area** with a log store, composting space, raised vegetable beds, a greenhouse, and a store with both power and water. A **chicken pen** will also remain, adding to the home's countryside appeal.





Council Tax band: G

Tenure: Freehold

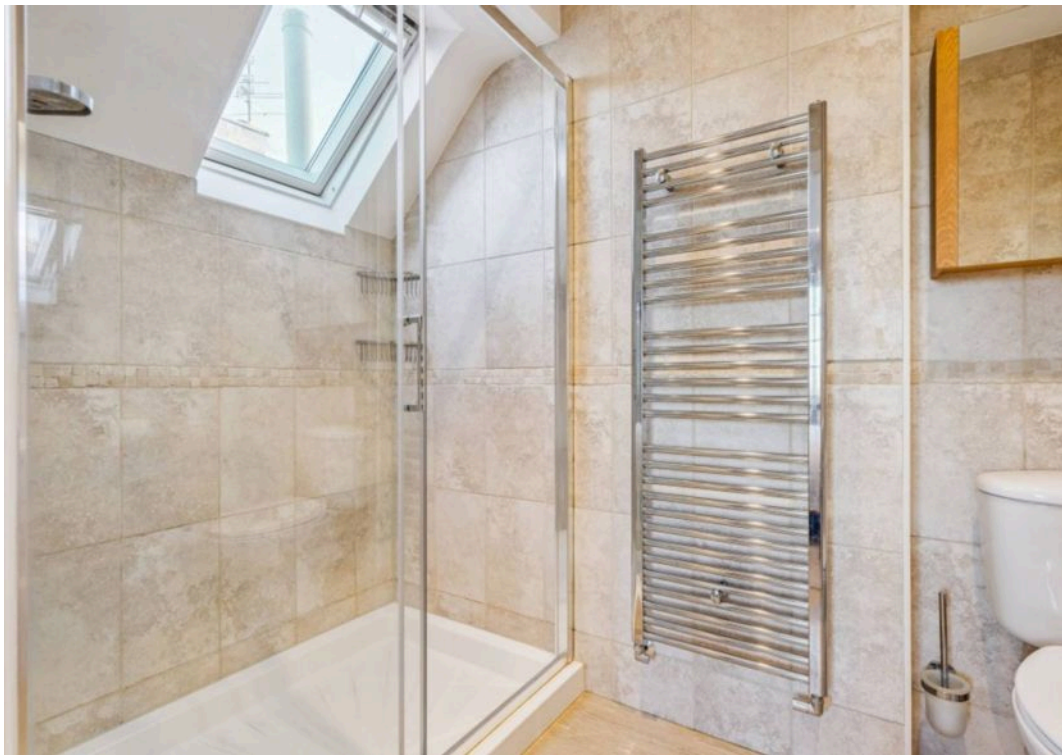
EPC Energy Efficiency Rating: C

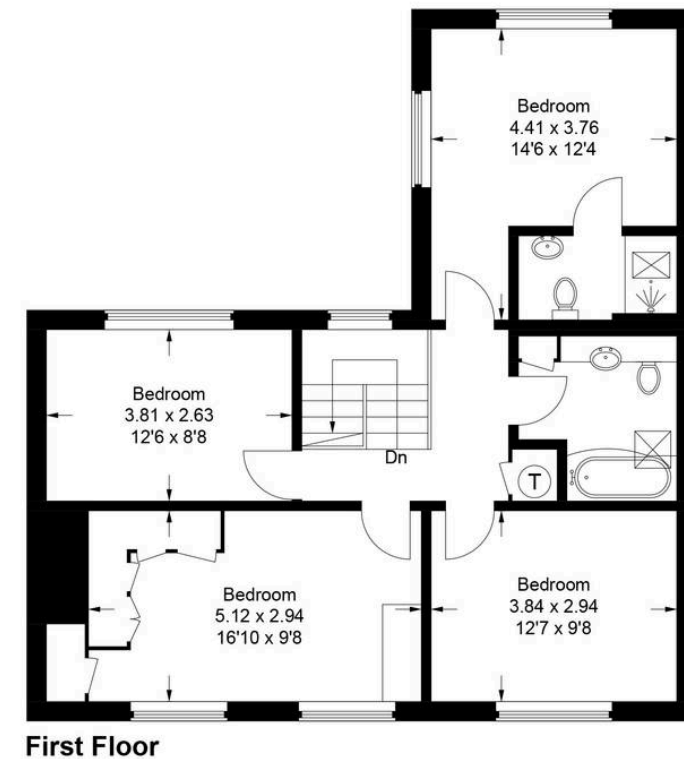
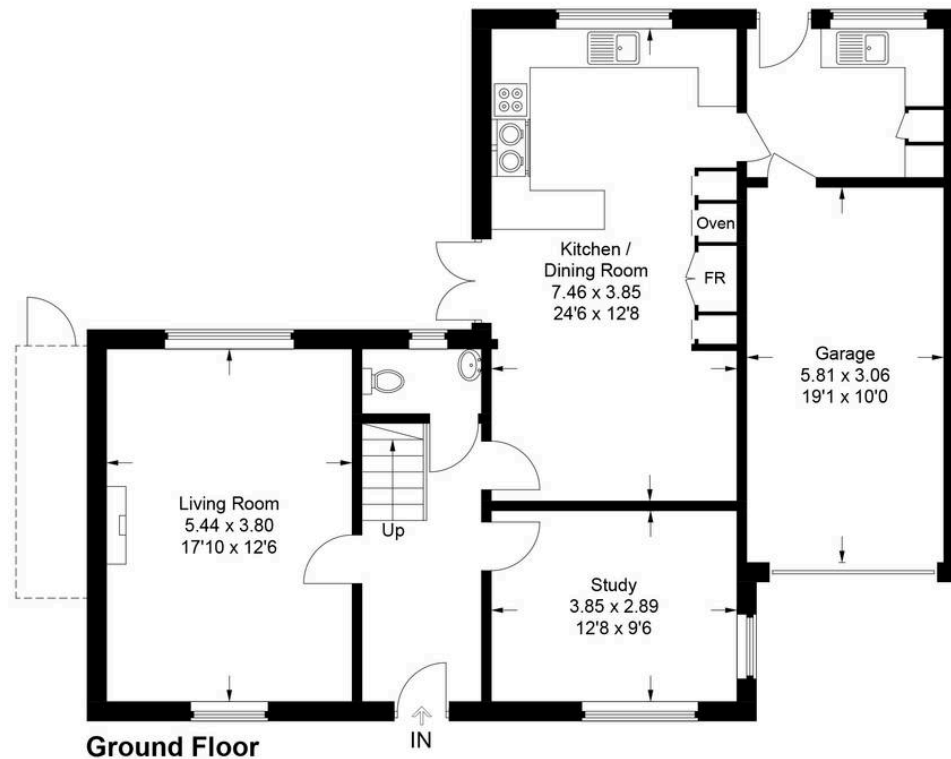
EPC Environmental Impact Rating: D

- 1920s Arts and Crafts detached home
- Four double bedrooms
- Two bath or shower rooms including ensuite facilities
- Two dual aspect sitting rooms, log burner
- Kitchen/dining room, utility room, cloakroom
- 0.28 acre plot with established rear garden
- Generous driveway and garage
- Walking distance of park and town centre









## Sarafand, Aylesbury Road

Approximate Gross Internal Area  
Ground Floor = 98.8 sq m / 1,063 sq ft  
First Floor = 73.7 sq m / 793 sq ft  
Total = 172.5 sq m / 1,856 sq ft  
(Including Garage)

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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# Tim Russ and Company

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