





Guide Price
£1,200,000

Situated in a wonderful location overlooking the Aylesbury Arm of the Grand Union canal and surrounding countryside this deceptively spacious four bedroom detached lock cottage stands on a plot of approximately 1.25 acres with a mix of open lawn areas and beautiful cottage gardens. The property has been tastefully extended to now provide four double bedrooms, three reception rooms, kitchen and utility room, main bedroom with en suite and a family bathroom. Further benefits include a double garage and workshop, driveway parking for numerous vehicles and an air source heating system.

Property Description

ENTRANCE

Double glazed door with double glazed side panels to Entrance Porch.

ENTRANCE PORCH

Stained glass door to Entrance Hall.

ENTRANCE HALL

Stairs rising to first floor, radiator.

LOUNGE

A double aspect room with double glazed sliding patio doors to the garden and double glazed window to side aspect. Feature fireplace with wood burning stove, two radiators, under stairs storage cupboard, half glazed doors to dining room and cloakroom.

CLOAKROOM

Double glazed window to side aspect. Radiator, wash hand basin, built-in cupboards and door to WC with double glazed window.

DINING ROOM

Double glazed window to side aspect. Built-in cupboards, radiator, glazed door to:

STUDY

Double glazed window to rear aspect. Radiator.

KITCHEN

Double glazed windows to front and side aspects. Fitted with a range of both floor and wall-mounted units with work surface over, single drainer stainless steel sink unit with mixer tap, built-in oven and hob with extractor fan over, integrated dishwasher and microwave, radiator.

UTILITY

Double glazed window to front aspect and glazed door to side. Fitted with a range of wall-mounted and floor standing units with work surface over, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, tiled floor, built-in cupboard housing hot water cylinder.

LANDING

Double glazed windows to front and rear aspects. Radiator.

BEDROOM ONE

A double aspect room with double glazed bay windows to the front and side. A range of built-in wardrobes, feature brick built fireplace, radiator.

EN-SUITE

Double glazed window. Tiled shower cubicle, wash hand basin with storage below, low level WC, part tiled walls.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

A double aspect room with double glazed windows to rear and side. Radiator.

BEDROOM FOUR

Double glazed window to side aspect. Radiator.

BATHROOM

Double glazed window to rear aspect. Comprising of a panelled bath with shower unit over, wash hand basin with storage below, low level WC, radiator and heated towel rail.

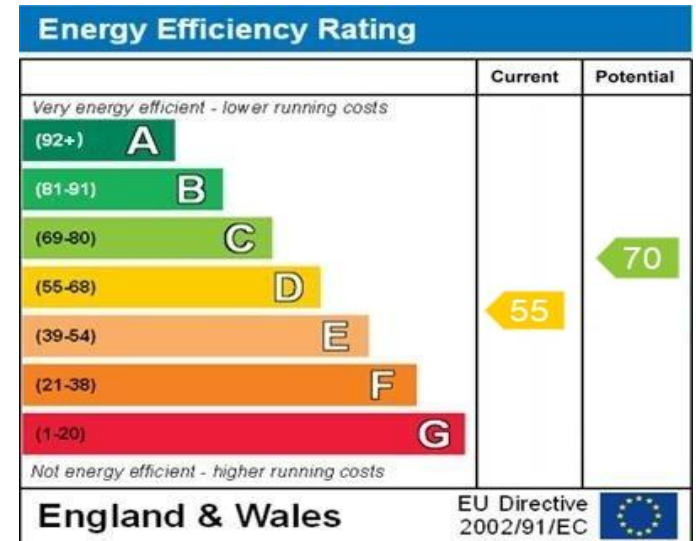
OUTSIDE

GARDENS

Accessed via a long shingled driveway leading to a large parking area, the gardens extend to the front, side and rear of the property with an expansive lawn area with an array of large mature trees and to the other side a wonderful landscaped cottage garden. the gardens also provide various patios and seating areas, well-stocked flower and shrub beds, brick-built outbuildings and storage areas, The plot is also divided by a wonderful stream surrounded by again well-stocked flower and shrub beds.

DOUBLE GARAGE & WORKSHOP

A timber garage with power and lighting accessed by a timber up and over door, opening to a fitted workshop, again with power and lighting.



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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 which 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

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