



**Barn View, Edlesborough, LU6 2FT**  
**£495,000**

**Sears & Co**  
estate & letting agents

**\*\* NO UPPER SALES CHAIN \*\***

A handsome, three bedroom, detached property built in 2020 offering over 1000 SQFT accommodation situated in a pleasant position in the EXCLUSIVE village of Edlesborough.

Accommodation comprises an entrance hallway, downstairs w/c, BAY FRONTED living room, IMPRESSIVE 18FT kitchen/dining room, principal bedroom with EN SUITE, two further bedrooms and a family bathroom. Externally the property further boasts DRIVEWAY PARKING, a garage with electric door and a delightful, private rear garden. Council tax band E.

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. The nearest secondary school is in Wing around 20 minutes away, and the village is within catchment of Aylesbury grammar schools.

For county- and country-wide travel, there are trains from Berkhamsted, Tring and Leighton Buzzard into London Euston, road connections via the M1, and London Luton is half an hour away.

### **Double Glazed Front Door**

### **Entrance Hallway**

Radiator. Under stairs storage cupboard. Tiled flooring. Stairs to the first floor accommodation. Access to the living room, kitchen & downstairs W/C.

### **Downstairs W/C**

Double glazed window. Fitted with a low level w/c and a pedestal wash hand basin. Radiator. Tiling to splash back areas. Tiled flooring.

### **Living Room**

Double glazed bay window. Two radiators. Built in media unit.

### **Kitchen/Dining Room**

Double glazed doors to the garden. Double glazed window. Fitted with a

range of eye and base level units with work surfaces over also forming up stands. One and a half bowl stainless steel sink and drainer unit with mixer tap. Built in oven, gas hob and extractor. Integrated fridge, freezer, washing machine and dishwasher. Recessed down lighting. Tiled flooring. Radiator.

### **First Floor Landing**

Double glazed window. Airing cupboard. Store cupboard. Access to all bedrooms and the family bathroom.

### **Principal Bedroom**

Double glazed window. Fitted wardrobes. Radiator. Access to the en suite shower room.

### **En Suite Shower Room**

Double glazed window. Fitted with a shower enclosure, pedestal wash hand Basin and a low level w/c. Radiator. Tiled flooring. Partially tiled walls. Recessed down lighting. Extractor fan.

### **Bedroom**

Double glazed window. Built in office furniture. Radiator.

### **Bedroom**

Double glazed window. Radiator.

### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath, pedestal wash hand basin and a low level w/c. Partially tiled walls. Tiled floor. Radiator. Recessed down lighting. Extractor fan.

### **To The Front/Side**

An area of front garden enclosed by low level railings and a gate mainly laid with patio style slabs with some planted borders.

### **Garage**

Accessed via a courtesy door from the garden and an electric door to the front. Power & lighting.

### **Garden**

A predominantly walled garden laid with areas of patio, lawn and some raised planting. Access to the garage. Gated side access. Remote control sun awning.

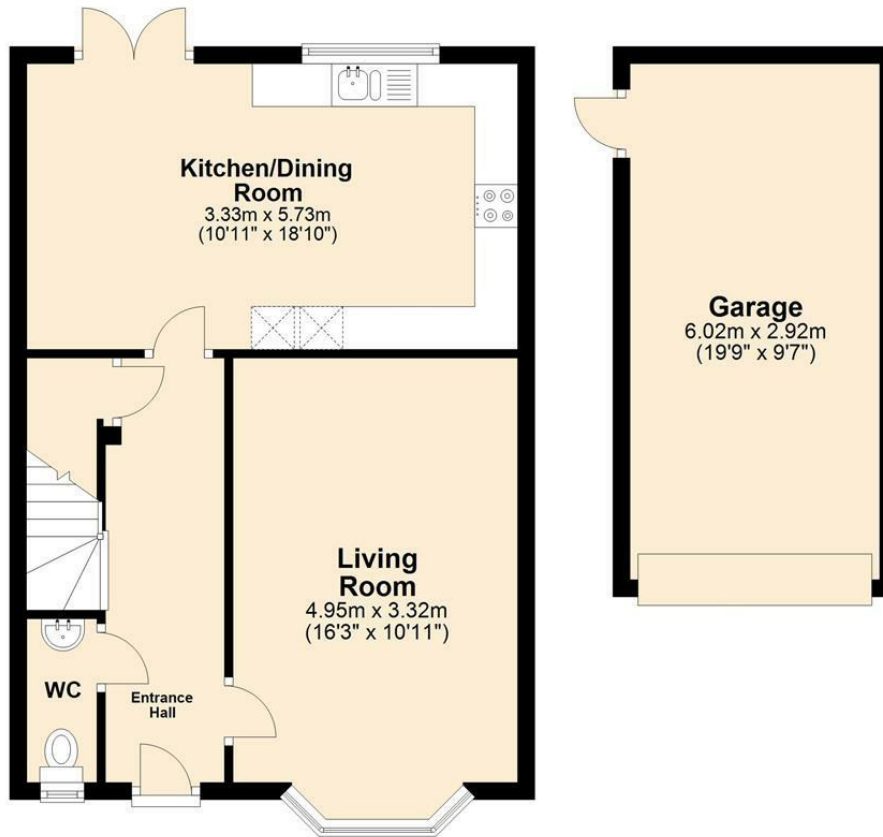


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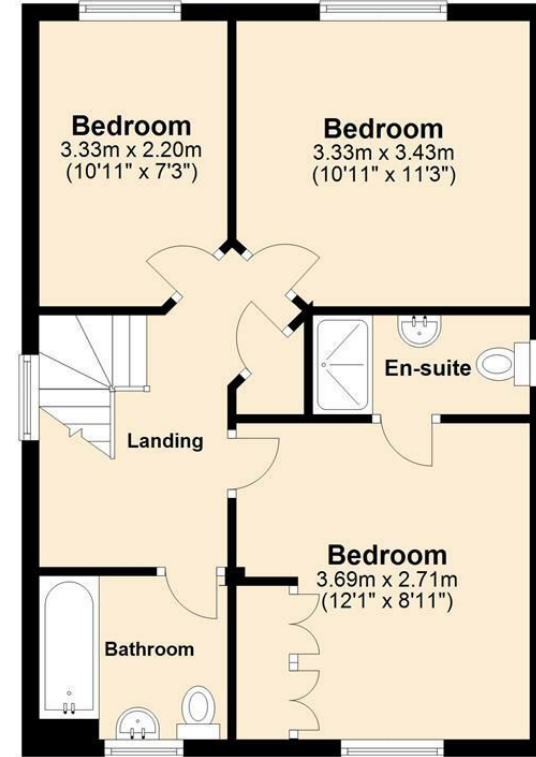
### Ground Floor

Approx. 65.9 sq. metres (709.0 sq. feet)



### First Floor

Approx. 48.1 sq. metres (517.7 sq. feet)



Total area: approx. 114.0 sq. metres (1226.7 sq. feet)

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

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

