



Pebblemoor, Edlesborough, LU6 2HZ
Asking price £700,000

Sears & Co
estate & letting agents



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A SKILLFULLY EXTENDED and well appointed chalet style detached family home, with accommodation spanning in excess of 2300 SQFT, situated in a prominent position on Pebblemoor in the EXCLUSIVE village of Edlesborough.

Ground floor accommodation includes an entrance hallway, downstairs w/c, SPACIOUS living room, LUXURIOUSLY appointed 44FT kitchen/dining/family room, utility area, principal bedroom with 'four piece' en suite bathroom and a study/bedroom four.

The first floor is occupied by a landing area, two bedrooms and a family bathroom. Externally this rarely available property further benefits from a SUBSTANTIAL frontage providing driveway parking, an excellent size GARAGE with further storage area and a delightful, private rear garden with IMPRESSIVE raised decking area ideal for entertaining.

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.

Front Door

Entrance Hallway

Radiator. Alarm controls. Under stairs storage cupboard. Access to the living room, study, downstairs w/c and utility area.

Downstairs W/C

Fitted with a low level w/c and a pedestal wash hand basin. Radiator. Partially tiled walls. Vinyl style flooring. Extractor fan. Fitted mirrors.

Living Room

Double glazed window. Two radiators. Feature fire. Access to the principal bedroom and open plan in part to the family area.

Dining/Family Area

Double glazed bi folding doors leading to the garden. Atrium style window. Double glazed window. Two velux windows. Radiator. Recessed down lighting. Open plan to the kitchen.

Kitchen

Atrium style window. Two Velux windows. Refitted with a range of eye and base level units with granite work surfaces over also forming up stands and a breakfast bar. Inset one and a half bowl sink and drainer unit with mixer tap. Integrated 'Neff' oven, combi oven, hob and extractor. Integrated low level fridge and dishwasher. Vertical radiator. Tiled flooring. Recessed down lighting. Plinth lighting.

Utility Area

Fitted with eye and base level units with granite work surfaces over also forming up stands. Vertical radiator. Space for a free standing washing machine, tumble dryer and an American style fridge freezer. Tiled flooring. Recessed down lighting. Courtesy door to the garage.

Study

Double glazed window. Radiator.

Principal Bedroom

A dual aspect room with two double glazed windows. Radiator. Two built in wardrobes. Recessed down lighting. Access to the en suite shower room.

En Suite Shower Room

Velux skylight. Fitted with a four piece suite to include a panel enclosed bath with shower attachment, low level w/c, cabinet enclosed wash hand basin and a walk in shower with 'Aqualisa' shower unit. Vinyl style flooring. Tiled walls. Recessed down lighting. Extractor fan. Chrome heated towel rail. Under floor heating.

First Floor Landing

Double glazed window. Access to two bedrooms and the family bathroom. Cupboard housing the central heating boiler fitted in 2024.

Bedroom Two

Double glazed window. Radiator. Fitted wardrobes.

Bedroom Three

Double glazed window. Radiator. Store cupboard. Eaves storage.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over, pedestal wash hand basin and a low level w/c. Radiator. Wood effect flooring. Tiled walls.

To The Front

A good size frontage laid in part with cobbled style block paving providing parking and loose stones with some planted borders and slate clippings. Access to the garage. Side access. Access to the front door.

Garage & Store

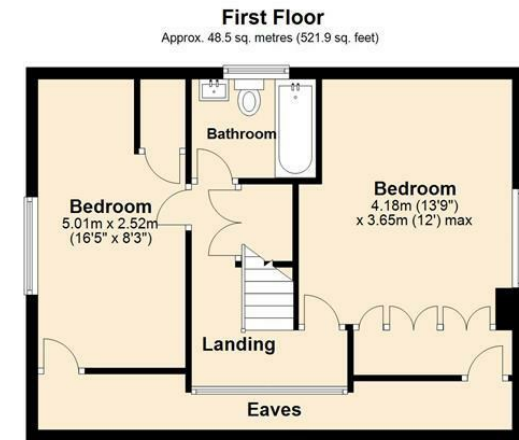
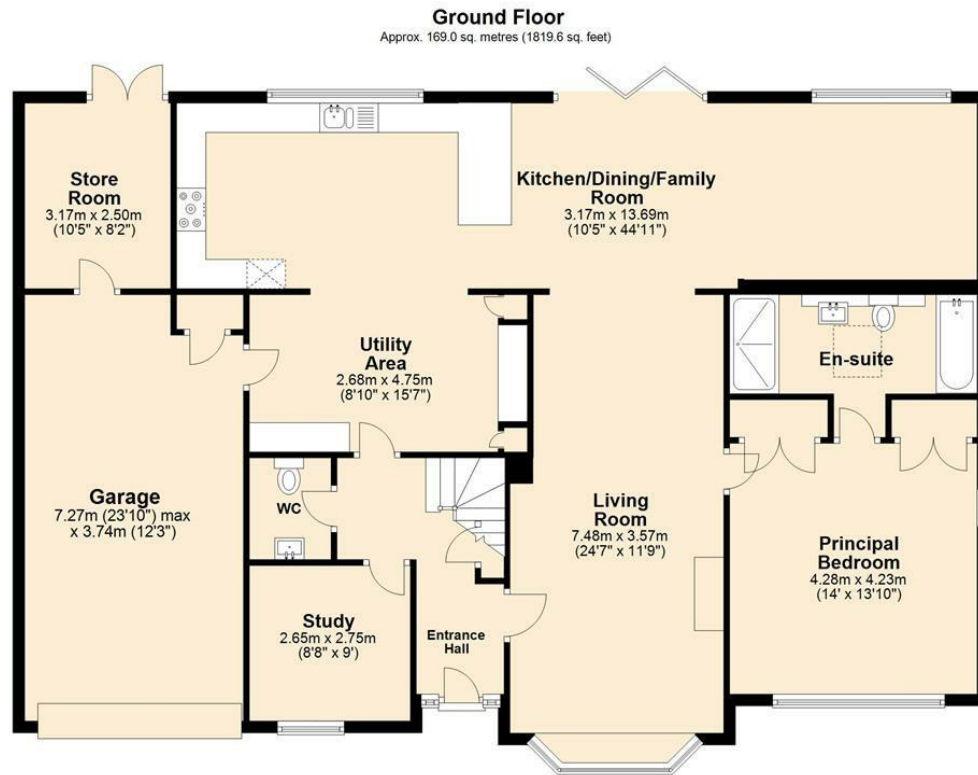
Accessed via an electric garage door to the front and a courtesy door from the utility area. Power and lighting. Store cupboard. Additional store room with double glazed doors leading to the garden which includes power & lighting.

To The Rear

A private garden laid with an area of raised decking and further area of lawn enclosed primarily by timber panel fencing and hedging. Gated side access. Outside power. Outside tap. Ramp leading to the store room.







Total area: approx. 217.5 sq. metres (2341.4 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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