



**Connells**

Perriwigs Cottage Dark Lane  
Wingrave Aylesbury



# Perriwigs Cottage Dark Lane Wingrave Aylesbury HP22 4PJ

for sale offers in excess of  
**£550,000**



## Property Description

Located within easy access to local amenities, schools, and countryside walks, this home is perfect for families or professionals seeking a tranquil retreat. Property comprises of a welcoming entrance hall which offers a warm introduction to the home, leading to the main living areas. A spacious modern fitted kitchen, well-equipped with wall and base units for ample storage and a patio door providing access to the private garden, ideal for entertaining or al fresco dining.

A separate dining area, perfect for family meals or hosting gatherings. A larger than average bright and airy living room with additional patio door access to the garden, creating a seamless indoor-outdoor connection. There is a downstairs shower room which is convenient and modern, adding practicality to the layout. Moving to the first floor, the master Bedroom features fitted wardrobes, offering ample storage space. Two additional double bedrooms: One also includes fitted wardrobes. A four piece family bathroom which consists of a modern and spacious suite, including a bath and separate shower, designed for both style and functionality. To the front of the property is a large, beautifully landscaped mature garden, perfect for relaxing, gardening, or entertaining. There is also free on street parking in Mill Lane, across the road from the property.

## Entrance Hall

Door to front

## Cloakroom

WC, WHB, Shower cubicle

## Lounge

12' 11" x 11' 6" ( 3.94m x 3.51m )

Bay window to front, fireplace, French doors to side garden

## Dining Room

13' x 12' 8" ( 3.96m x 3.86m )

Window to front, Fireplace, Stairs to landing

## Kitchen

15' 5" x 11' 2" ( 4.70m x 3.40m )

Window to side, fitted kitchen, integrated dishwasher, fridge/freezer, Double oven and cooker hood, tiled floor, French doors to garden

## Landing

Window to front, Cupboard

## Bedroom One

14' 11" x 12' 5" ( 4.55m x 3.78m )

Two window to front and rear, Fitted wardrobes

## Bedroom Two

12' 2" x 7' 2" ( 3.71m x 2.18m )

Window to front, carpet underfoot, storage cupboard

## Bedroom Three

11' 6" x 7' 6" ( 3.51m x 2.29m )

Window to side, carpet underfoot

## Bathroom

WC, WHB, Bath, shower cubicle, tiled floor, part tiled wall

## Front Garden

Patio leading to lawn

## Rear Garden

Patio, Trees to border, Lawn with flower bed, Graveled firepit area

## Parking

Onstreet parking



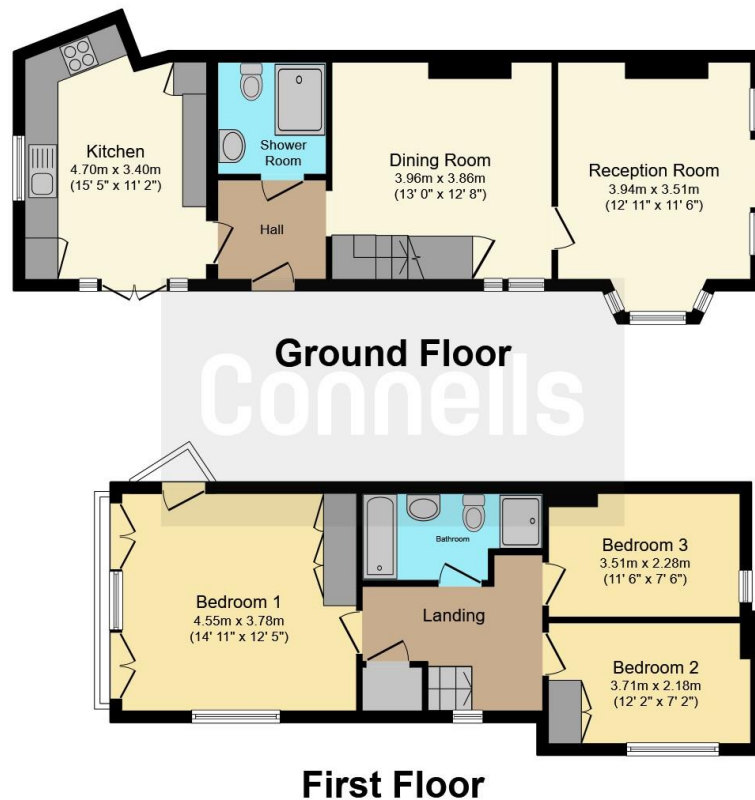












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

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Property Ref: ALS312148 - 0005