



Connells

Prebendal House Parsons Fee
AYLESBURY

Prebendal House Parsons Fee AYLESBURY HP20 2QZ

for sale
£325,000



Property Description

The property is accessed via a grand communal hallway, featuring a striking cantilevered staircase and intricately carved paneling that immediately sets the tone for the character and craftsmanship found throughout. Inside the apartment, generous ceiling heights, working shutters, and large sash windows flood the space with natural light and offer sweeping views of the surrounding countryside.

The heart of the home is a spacious, dual-aspect drawing room, tastefully decorated in soft, neutral tones and anchored by a beautiful period fireplace. The open-plan kitchen and living area is ideal for entertaining, blending modern convenience with timeless elegance. Off the main hallway are two well-proportioned bedrooms—the master boasting another original fireplace, and the second offering built-in storage. A large, stylish family bathroom completes the interior.

Outside, the communal gardens span approximately 1.25 acres, framed by ancient trees and mature planting. Whether enjoying a quiet morning coffee or an afternoon stroll, the grounds provide a serene escape from the bustle of daily life. The property also benefits from a private, gated entrance, secure allocated parking, and additional visitor spaces.

This exceptional home offers a unique blend of heritage, space, and serenity—viewing is highly recommended. To arrange a visit,

please contact Connells on 01296 395111.

Communal Entrance

Majestic historic entrance hall leading to stairs and communal gardens.

Entrance Hall

Door to side with carpet underfoot. Original panelling and archway

Kitchen/Lounge

16' 10" into bay x 14' 10" max (5.13m into bay x 4.52m max)

Bay window to rear

Carpet underfoot in the lounge/dining area and tiling underfoot in the kitchen area.

Integrated NEFF fridge/freezer, washing machine, dishwasher, gas hob and electric oven.

Shutters to windows

Bedroom One

15' 5" max x 14' 4" max (4.70m max x 4.37m max)

Two windows to the front

Carpet underfoot

Feature fireplace

Radiator

Shutters to window

Original panelling

Bedroom Two

11' 1" max x 7' 8" max (3.38m max x 2.34m max)

Window to side x 2

Carpet underfoot

Radiator

Bathroom

WC, Wash hand basin, bath/mixer, separate shower cubicle, fully tiled with tiling underfoot and towel radiator

Basement

Communal access basement

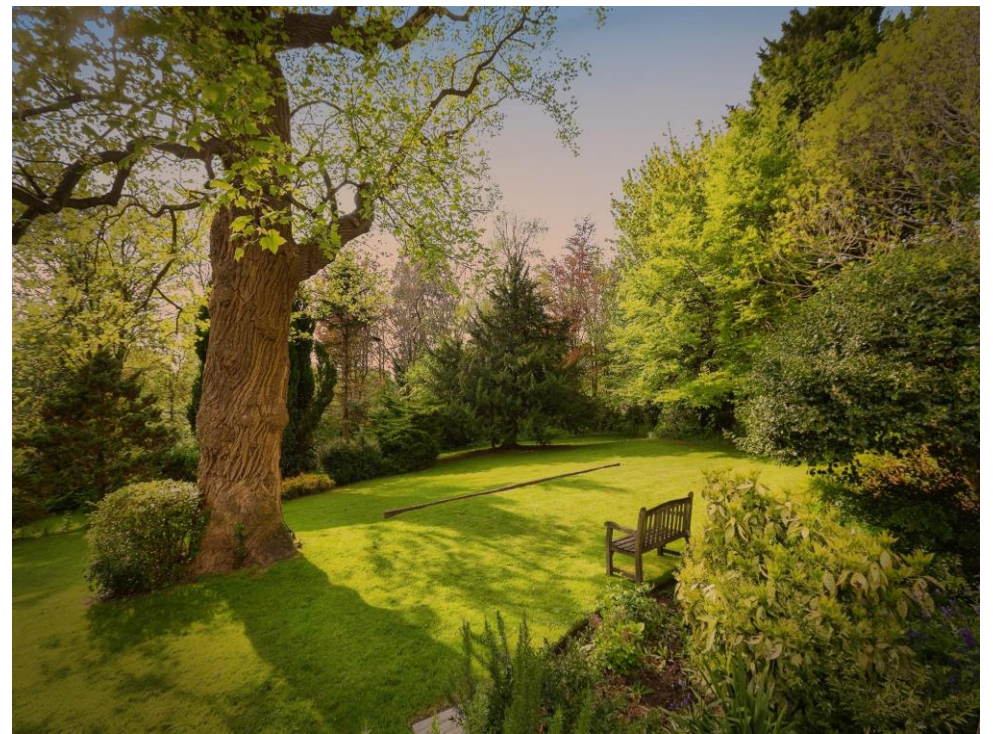
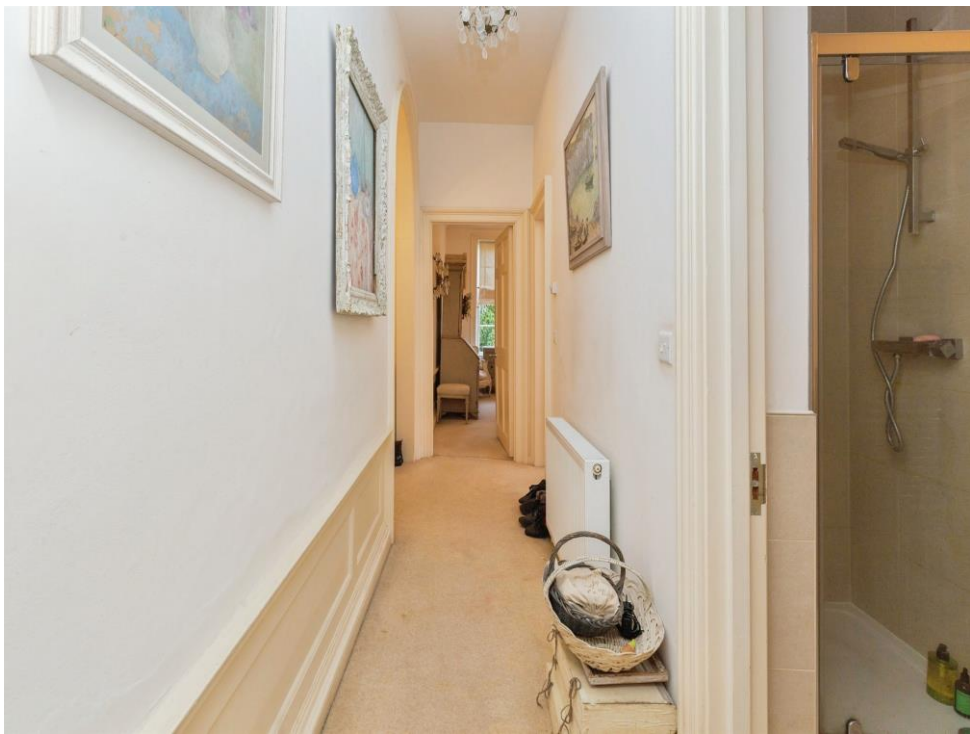
Rear Garden

Extensive communal surrounding gardens

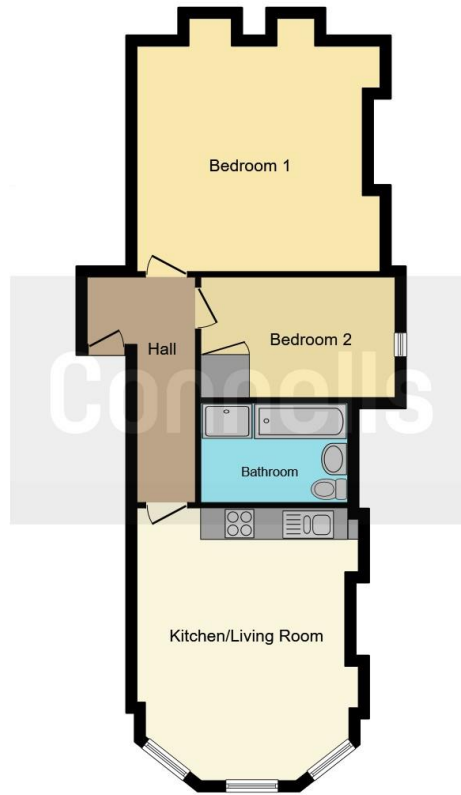
Parking

ONE allocated space on the right hand side of rear patio - as well as additional visitor spaces on the other side of the car park









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

To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating:
 Exempt

Council Tax
 Band: C

Service Charge:
 4728.00

Ground Rent:
 255.55

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312280

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312280 - 0007