



28 ST MARYS SQUARE
AYLESBURY BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



28 ST MARY'S SQUARE AYLESBURY BUCKINGHAMSHIRE

A STUNNING PERIOD GRADE II
LISTED COTTAGE LOCATED IN THIS
HIGHLY REGARDED POSITION

GUIDE PRICE £550,000



The Property

A Grade II listed cottage which was formed out of LOVE. Originally two cottages with two owners who fell in love and decided to combine the two together to create this gorgeous three double bedroomed home. The cottage is located in the highly sought after St Mary's Square and enjoys views of the beautiful church and is not only quiet but within walking distance of all this historic market town has to offer.

To the front of this property which overlooks the church, are two spacious reception rooms both with attractive fireplaces, one of which houses a contemporary wood burning stove. There are two individual staircases accessing the bedrooms and the fabulous study/basement. Special mention must be made of the kitchen/dining space. Fitted with an extensive range of units and complimented with wood worktops and a built-in oven and hob plus all white goods. Access from this area to both the outside terraces. The conservatory has double doors onto the larger of the two walled gardens. There is a useful utility area and downstairs shower room which concludes this floor.

The Basement/ study is a great size. There is natural light, and the area has been fully tanked and making it a perfect space to work/study.

The principal bedroom is accessed via its own staircase, it has a beautiful range of built in wardrobes and overlooks the church. Access up a further staircase leads to the ensuite bathroom which is beautifully appointed.

The other two double bedrooms are accessed via a separate staircase and are served by the shower room on the ground floor.

There is a plethora of period features throughout this lovely home including honey combed ceiling beams, inglenook fireplaces and attractive latched doors. A true Gem in a perfect location.

Outside

To the front of the cottage is a cobbled area. There are two rear walled gardens, The larger of the two is just charming with a number of specimen trees and a variety of plants in easily maintained pots and many artifacts including a mirrored wall which used to be the access from the cottage to the grounds of Prebendal House, as the cottage was the former head gardener's home. The garden is tranquil and perfect for entertaining.

Location

The property is within easy walking distance of amenities including The Waterside Theatre, a cinema, restaurants, shops and social activities. Sports facilities include Stoke Mandeville Stadium. There is schooling for all ages including Grammar Schools. The mainline railway station is approximately 0.4 miles and has services to Marylebone in just over an hour.

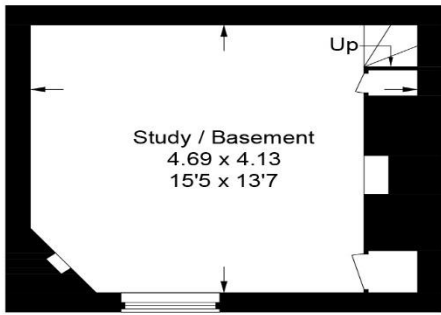
Post code for SatNav: HP20 2JJ

Additional Information

- **Council Tax Band - F**
- **EPC Rating – NOT REQUIRED AS A LISTED BUILDING**
- **Services –** Mains electricity, water, drainage and gas fired central heating
- **Local Authority –** Buckinghamshire County Council
- **Tenure –** FREEHOLD
- **On Street Residents permits** may be purchased for approx. £60,00 per annum

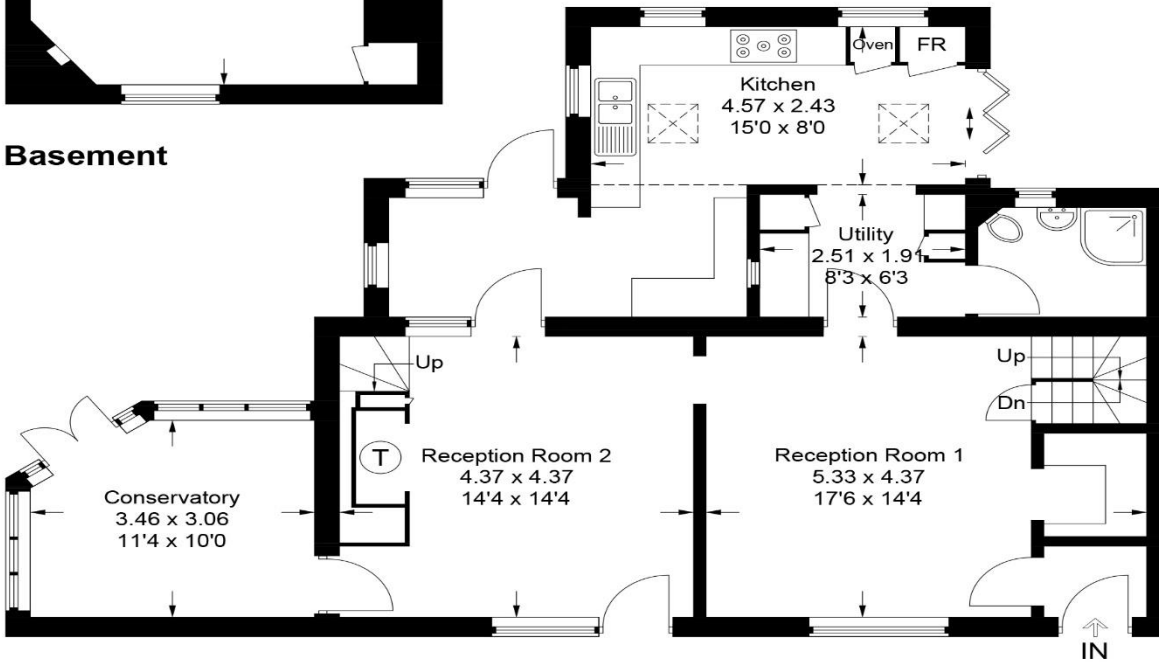
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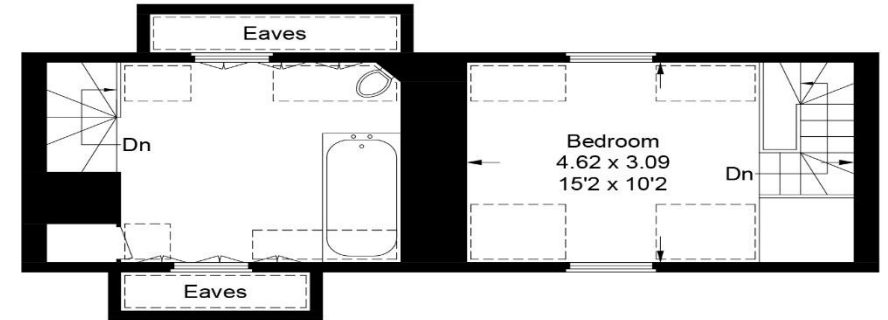


Basement

= Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor

28 St.Marys Square

Approximate Gross Internal Area
 Basement = 19.5 sq m / 210 sq ft
 Ground Floor = 85.6 sq m / 921 sq ft
 First Floor = 41.6 sq m / 448 sq ft
 Second Floor = 30.4 sq m / 327 sq ft (Excluding Eaves)
 Total = 177.1 sq m / 1,906 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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