



The Annex, Lower Road  
Ashendon  
Buckinghamshire, HP18 0HE

To Let  
£950 pcm Inc Some Bills

**RB** REASTON BROWN

**A One Bedroom, Self Contained Annexe, With The Benefit Of All Utility Bills Except Council Tax Included, Use of Garden and Off Road Parking**

The Annexe provides delightful spacious and light filled, self contained accommodation, laid out over two storeys with stunning views across open countryside. Internally the property has been finished to a high standard with a cool colour palette and contemporary design features. There is wooden flooring throughout the downstairs and French windows which lead out onto a beautiful landscaped garden which the annexe has use of. The generous 16' living room has a refitted kitchen leading off it which has built in floor and ceiling units, complete with integrated hob, oven, washing machine and fridge freezer. Upstairs is the spacious bedroom and bathroom with its stylish modern suite with attractive pale coloured tiling. The whole is set in a sought after hamlet, an ideal situation from which to relax and enjoy the tranquil countryside. EPC Rating D Council Tax Band A

**Situation**

Ashendon and its environs have many walks and bridleways to explore. There is also a picturesque church, parts of it dating from the twelfth century, a village hall, and the National Trust's flagship property; Waddesdon Manor, is situated in nearby Waddesdon. Mainline railway stations can be found in nearby Aylesbury or Haddenham. London Marylebone can be reached in 35 minutes (fast train). The M40 is easily accessed at Junction 7, which is 15 minutes drive away. The larger towns of Thame and Aylesbury are less than ten miles away. Doctors, Dentists and local shops are dotted around in nearby villages.





Approx Gross. Internal Floor Area 680.8 Sq Ft (63.25 Sq M)

The Annex, Temple House, Ashendon, Lower Road, Buckinghamshire, HP18 0HE

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Costs:-*

Holding Deposit (pre references) = One Weeks Rent

Rent in advance = One Months Rent

Security Deposit = Five Weeks Rent

*If you withdraw provide misleading information on you pre application form or withhold/ delay the referencing process you may forfeit your holding deposit*



*Viewing is Strictly by Appointment through Reaston Brown*

*The property can be found on Lower Road in Ashendon, which is reached from a right hand turn before the car park for the Hundred of Ashendon.*

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