



Albion House Albion Road, Pitstone LU7 9AY  
Guide Price £825,000

**Plumm**  
PROPERTY

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Distinctive, VICTORIAN VILLAGE property, circa 1889, with good size accommodation comprising FIVE BEDROOMS, TWO BATHROOMS, THREE RECEPTION ROOMS and superb bespoke KITCHEN/BREAKFAST ROOM plus separate UTILITY. Quality fittings marry well with original character features. Beautiful, 100FT SOUTH WEST FACING, well stocked REAR GARDEN generous gated DRIVEWAY PARKING with DETACHED GARAGE/WORKSHOP + SUMMERHOUSE & GREENHOUSE. Set in this desirable Buckinghamshire village, surrounded by countryside, falling within a prime school catchment area, local amenities and conveniently easy access to both road and rail links.

### Ground Floor

#### Entrance Hall

Oak wood main entrance door with leaded light glazed panels leading into Lobby with tiled floor and overhead light point. Carpeted staircase to first floor. Door to Dining Room.

#### Sitting Room

Dual aspect with feature bay window to front plus window to side. Limestone fireplace and hearth with real flame, stone effect, gas fire. Bamboo wood laminate flooring. Overhead light point plus two wall light points, TV point, and radiator.

#### Dining Room

Feature bay window to front aspect. Oak wood flooring and skirting boards. Open fireplace with marble surround and granite hearth. Two built in, solid wood, dresser style cupboards with interior lighting. Overhead ceiling light point. Radiator.

#### Conservatory

Hardwood, double glazed construction on a brick base with double french doors to the Patio and Rear Garden plus fitted roof and window blinds. Stone flooring with underfloor heating. Three wall light points.

#### Kitchen/Breakfast Room

Fitted with a range of base and wall mounted

bespoke units including a peninsular unit with complementary polished granite and oak wood work surfaces. Co-ordinatingly coloured Electric 'Rangemaster' range cooker with induction hob, two ovens and grill. with overhead triple extractor unit. Plumbing for dishwasher and space for fridge/freezer. One and a half bowl sink unit with drainer and mixer tap. 'Karndean' flooring and glazed wall tiling to splash back areas. Inset ceiling spotlights and provision for under unit lighting. Wall mounted gas fired 'combi' boiler concealed in cupboard and serving domestic hot water and central heating system. Space for table and chairs. Window to side and window to rear aspect overlooking the garden. Radiator. Door to Conservatory plus door to Utility Room & Shower Room.

#### Utility Room

Fitted base and wall mounted shelved units and cupboards with oak wood work top. Plumbing for washing machine. Karndean flooring and glazed door to rear garden.

#### Shower Room

Fitted with a three piece suite comprising WC wash hand basin set in vanity unit and shower cubicle. Karndean flooring and glazed wall tiling to splash back areas. Opaque glazed window to rear aspect. Extractor fan and heated towel rail with radiator.

#### First Floor

#### Landing

Access to part boarded loft void with retractable ladder. Door to cupboard with shelving. Fitted carpet and overhead light point.

#### Bedroom 1

Spacious dual aspect double bedroom with windows to front and side. Fitted carpet. Overhead light point and radiator.

#### Bedroom 2

Dual aspect double bedroom with windows to rear and side. Laminate wood flooring. Overhead light point and radiator.

#### Bedroom 3

Double bedroom with two windows to front



aspect. Laminate wood flooring. Two directional spotlights. Radiator.

#### Bedroom 4/Study

Window to rear aspect. Fitted carpet. Overhead light point and tall contemporary radiator.

#### Bedroom 5

Window to front aspect. Wood laminate flooring. Overhead light point. Radiator.

#### Family Bathroom

Fully tiled and fitted with a three piece suite comprising WC and wash hand basin set in vanity unit with storage cupboard and 'P' shape bath with two taps plus separate overhead shower unit and glazed splash screen. Opaque glazed window to side aspect. Ceramic tiled floor and heated towel rail.

#### Driveway & Garaging

To one side an expansive shingled driveway with five bar gate providing ample parking for several vehicles and leading to the Detached Garage with attached Workshop & Storage space with power and light.

#### Front Garden

Central pathway to the main entrance door with lawned areas to each side, edged with borders of perennials and shrubs and with a low brick built boundary wall. Gated access either side to Rear.

#### Rear Garden

South West facing and measuring approximately 100ft in length, the garden has been well designed and is enclosed by timber fenced boundaries and brick walling. There is a wide paved patio adjacent to the rear of the house with an attractive honeysuckle bedecked timber pergola, raised planters, ornamental pond and a feature, 'sculptural' shaped eating apple tree, providing dappled shade. Leading on is the central lawn, edged by well maintained, established shrub and perennial borders. To one side a pathway leads down to the Vegetable Patch and Greenhouse. To the other side a timber Summerhouse, access to the Workshop and Store Shed, behind which is a further shingled Seating Area an ideal Barbeque/Entertaining spot or children's Play Area.

#### General

The property is believed to date back to 1889 and has benefited from a double storey rear extension and the addition of a conservatory to one side, both carried out over 18 years ago. The current vendors purchased the property as a four bed property, but have cleverly re-modelled it to five bedrooms. Well presented throughout and managing to retain the character, warmth and charm of a period property of this age.

Further benefits include:

- Re-fitted family bathroom, which is in addition to the downstairs Shower Room,
- New combi boiler system installed in 2020 which is still under warranty, plus
- New Karndean quality flooring to ground floor areas.

Tenure: Freehold

Council: Buckinghamshire Council

Council Tax Band : F

Energy Rating: D

Postcode: LU7 9AY

#### Location

Pitstone is a delightful village in a rural setting. There is a village shop, junior school, two doctors' surgeries, two restaurants and the ancient 13th Century Church of St Mary the Virgin. Plus hairdresser, library, chemist and post office as well as the Rose and Crown Inn, to be found in the neighbouring village of Ivinghoe with more comprehensive shopping and leisure facilities in the nearby market towns of Tring (approximately three miles) and Leighton Buzzard (approximately seven miles) Falling within Buckinghamshire the local Grammar schools are situated in Aylesbury with private schooling available in Tring and Berkhamsted. For the commuter the nearest mainline stations can be found at Cheddington or Tring (London Euston approx 40 mins) with the M1, M25 accessed by the nearby A41.







REAR

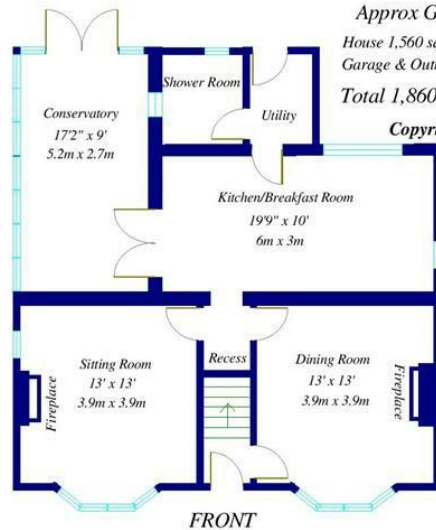


Approx Gross Internal Floor Area

House 1,560 sq ft (145 sq mtrs)  
Garage & Outbuildings 300 sq ft (28 sq mtrs)

Total 1,860 sq ft (173 sq mtrs)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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