



Damson Way | Edlesborough | Buckinghamshire | LU6 2FQ

Asking Price £800,000

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An impressive and beautifully presented energy efficient five double bedroom family home offering stylish, versatile living accommodation backing onto countryside. Highlights include a superb open-plan kitchen/dining room, office/play room, utility room, cloakroom, two en suites and two family bathrooms. Outside, the landscaped garden is designed with entertaining in mind, while a substantial double garage is complemented by generous off-road parking. Offered for sale with no upper chain.

- Impressive immaculately presented five-bedroom family home situated on an exclusive development backing onto countryside.
- Separate utility room and downstairs cloakroom.
- Five generous double bedrooms and four well fitted bath/shower rooms. Air conditioning to the second floor rooms.
- Beautifully landscaped, low-maintenance rear garden ideal for entertaining.
- Superb open-plan high spec kitchen/dining room with underfloor heating and direct access to the landscaped garden.
- Generous principal bedroom with dressing room, en suite and countryside views.
- Spacious living room and separate office/play room.
- Generous off-road parking for multiple vehicles, EV car charger and a double garage with storage above.

Welcome to Damson Way

This family home is a seven year old beautifully presented five-bedroom detached family home situated on the exclusive Damson Way in the village of Edlesborough. Arranged over three floors, the property has an attractive red-brick frontage with a bay window and low-maintenance front garden. To the right-hand side, off-road parking leads to a double garage, providing ample parking and additional storage.

Entrance Hall

The entrance hall provides a central welcome to the home, with stairs rising to the first floor and doors leading to the principal ground-floor rooms. From the hall there is access to the living room, study, kitchen/dining room and ground-floor cloakroom, with useful built-in storage also provided.

Study/Play Room

9'9" x 9'1" (2.99 x 2.79)

The study is positioned at the front of the property and provides a dedicated home-working space. It has been fitted with a range of built-in storage cupboards and an extensive wraparound desk, providing plenty of workspace and storage. A window to the front provides natural light. Alternatively this room would make for a perfect play room or TV room.





Living Room

22'3" x 10'11" (6.79 x 3.34)

The living room is a well-proportioned spacious room, with a bay window to the front providing plenty of natural light. There is ample space for multiple seating areas, while wood-effect flooring runs throughout and a panelled feature wall provides a focal point to the room.

Kitchen/Dining Room

27'11" x 10'4" (8.52 x 3.17)

The kitchen dining room is a spacious open-plan area enjoying underfloor heating. Fitted with a range of shaker-style units, work surfaces and integrated appliances, with a gas hob, extractor and inset sink. The adjoining dining area provides ample space for a large dining table and features contemporary timber slat panelling with integrated lighting. French doors open directly onto the rear garden, while a roof light and additional windows bring plenty of natural light into the room.

Utility Room

The utility room provides additional storage and laundry space, fitted with matching shaker-style units, work surfaces and an inset sink with drainer. There is space and plumbing for a washing machine and tumble dryer, with a window providing natural light.

Downstairs Cloakroom

The downstairs cloakroom is conveniently positioned off the entrance hall and is fitted with a WC and wash hand basin.

Principal Bedroom

10'9" x 10'5" (3.29 x 3.2)

The principal bedroom is a well-proportioned double bedroom with a window providing natural light and views towards the surrounding greenery. The room also benefits from fitted wall-mounted storage and leads through to a separate dressing area and en-suite shower room.

Dressing Room & Ensuite

The dressing area provides a good range of fitted open wardrobes, shelving and hanging space, creating practical storage away from the main bedroom. The en-suite is fitted with a large walk-in shower enclosure, wall-mounted wash hand basin and concealed-cistern WC. The room is finished with tiled walls and flooring, a heated towel rail and recessed lighting.

Bedroom Suite Two

12'11" x 11'0" (3.94 x 3.37)

Bedroom suite two is a good-sized double bedroom positioned to the front of the property, with a wide window fitted with plantation shutters providing plenty of natural light. The room offers space for additional bedroom furniture and benefits from its own en-suite shower room.

Bedroom Suite Two Ensuite

The en-suite is fitted with a shower enclosure, pedestal wash hand basin and WC, with tiled walls and flooring, a heated towel rail and a window providing natural light and ventilation.

Bedroom Three

10'6" x 9'5" (3.21 x 2.88)

Bedroom three is a well-proportioned double bedroom with a window providing natural light. The room benefits from a substantial range of fitted wardrobes with a combination of wood-effect and mirrored sliding doors, providing ample storage.

Bathroom

The family bathroom is fitted with a modern white suite comprising a panelled bath with shower over and glass screen, wash hand basin and concealed-cistern WC. The room is finished with tiled walls and flooring, with a heated towel rail, recessed lighting and an obscured window providing natural light and ventilation.

Bedroom Four

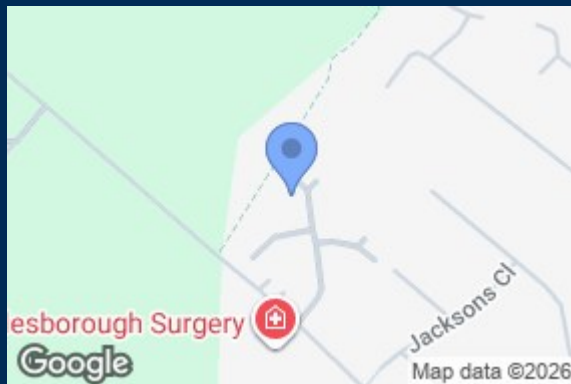
19'3" x 9'6" (5.89 x 2.9)

Bedroom four is a spacious double bedroom situated on the second floor, with a solar powered electric roof window providing natural light. The room benefits from a substantial range of fitted wardrobes, including mirrored doors, along with useful additional space for a desk or other bedroom furniture. Benefitting from fitted air conditioning units.

Bedroom Five

24'5" x 11'1" (7.45 x 3.39)

Bedroom five is a particularly spacious second-floor bedroom, offering flexible accommodation with ample room for multiple beds, a desk and additional furniture. The room benefits from fitted wardrobes with mirrored doors and solar powered electric roof windows providing natural light, while the sloping ceilings add character to the space. Benefitting from fitted air conditioning units.



Approximate Gross Internal Area
 Ground Floor = 77.9 sq m / 838 sq ft
 First Floor = 71.0 sq m / 764 sq ft
 Second Floor = 49.3 sq m / 531 sq ft
 Garage = 29.7 sq m / 320 sq ft
 Total = 227.9 sq m / 2,453 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		9595		(92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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