



Connells

Walton Green
Aylesbury



Property Description

This delightful detached character cottage offers an abundance of charm, featuring exposed wooden beams, rustic ledged doors, and a warm, inviting atmosphere throughout.

The front door opens directly into a front-aspect reception room, currently arranged as a dining room, providing a welcoming first impression. A second reception room adds further versatility and showcases a standout feature fireplace, with ceiling beams enhancing the cottage's traditional appeal. To the rear of the ground floor, the kitchen is fitted with wall and base units, an electric hob and oven. Completing the ground floor is a bright and tranquil sunroom, bathed in natural light and offering an ideal space to relax and unwind.

The first floor comprises three spacious bedrooms, with the master boasting its own charming feature fireplace, all served by a family-sized tiled bathroom equipped with a bath and overhead shower.

Externally, the property benefits from a fully enclosed private rear courtyard garden with patio underfoot, along with a larger-than-average garage providing excellent storage or workshop potential.

This unique home perfectly blends character features with functional living, offering a truly special place to call home

Lounge



17' 6" x 9' 6" (5.33m x 2.90m)

Window to front and rear

Oak flooring

Radiator

Fireplace

Dining Room

9' 9" x 9' 7" (2.97m x 2.92m)

Window to front

Oak flooring

Radiator

Kitchen

8' 11" x 6' 10" (2.72m x 2.08m)

Window to rear

Door to rear

Oak flooring

Wall and base units

Sink/drainer

Electric hob and oven

Sunroom

19' 7" x 4' 2" (5.97m x 1.27m)

Door to rear

Window to rear

Tiling underfoot

Landing

Carpet underfoot

Loft access

Radiator

Bedroom One

11' 1" x 10' 2" (3.38m x 3.10m)

Window to front

Carpet underfoot

Radiator

Built in wardrobe

Loft hatch

Bedroom Two

8' 1" x 9' 11" (2.46m x 3.02m)

Window to front

Hardwood flooring

Radiator

Feature fireplace

Bedroom Three

9' 7" x 7' 4" (2.92m x 2.24m)

Window to rear and side

Carpet underfoot

Radiator

Boiler

Bathroom

Window to rear

Fully tiled

WC

Wash hand basin

Tiling underfoot

Bath/mixer with shower

Rear Garden

Patio

Enclosed fencing

Garage

11' 10" x 17' 4" (3.61m x 5.28m)

Door to rear

Two windows to side

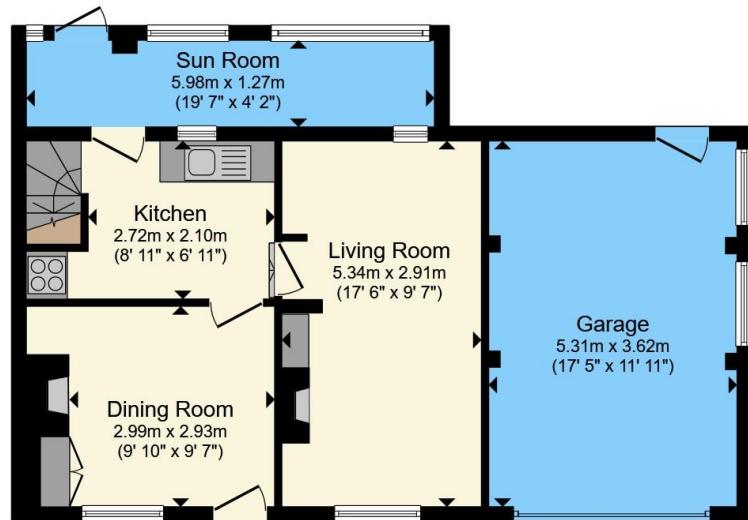
Double door to front

Power and lighting

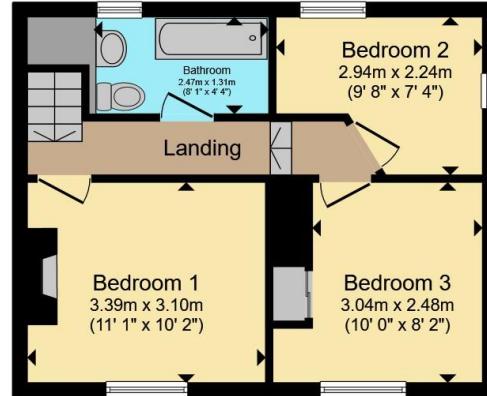








Ground Floor



First Floor

Total floor area 99.4 m² (1,070 sq.ft.) approx

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.propertybox.io

Connells

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Band: B

Tenure: Freehold

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