



Castles

SPARROW HALL COTTAGES, LEIGHTON ROAD  
Edlesborough, Buckinghamshire

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**Asking  
Price**  
**£350,000**  
(Freehold)

# Castles



This extended period cottage is positioned on the edge of the village, within Aylesbury Grammar school system with views over open fields, Ivinghoe Beacon and Edlesborough Church.



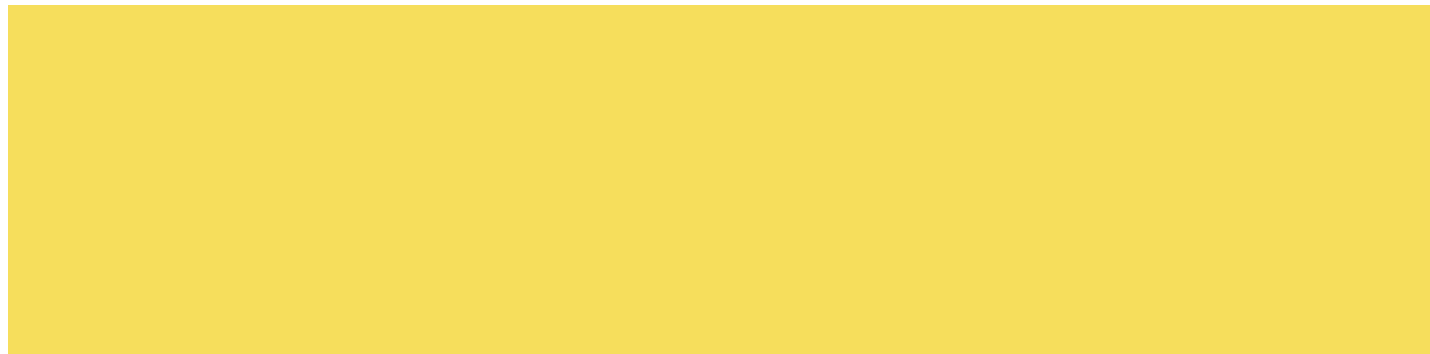
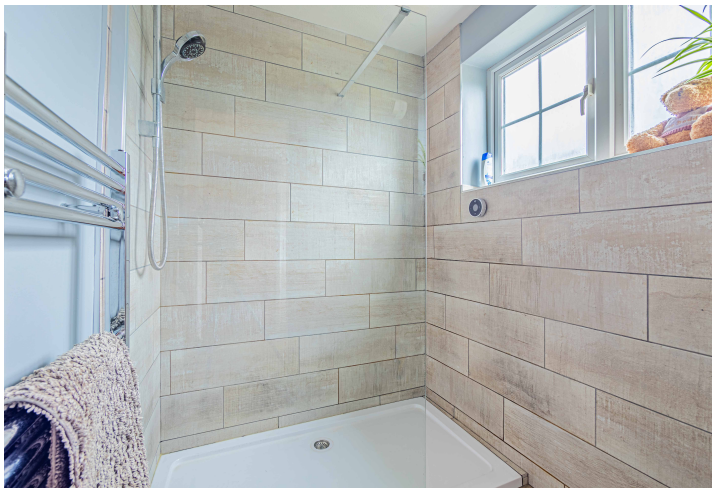
On entering the property there is an entrance hall with a separate WC and separate shower room. This then leads to an open plan kitchen and breakfast room, with separate conservatory enjoying the views. Double doors then lead to a generous living room with a log burning stove fireplace. Upstairs there is a master bedroom with built in wardrobes and a second bedroom with views of the fields. A garage with storage shed and parking for two cars completes the property.

## Specifications

- Fantastic setting
- Character Cottage
- Sun Room with views of Ivinghoe Beacon
- Refitted Shower Room
- Living room with feature fireplace
- 2 Bedrooms



There is a wraparound garden offering views to the side and rear of the property.



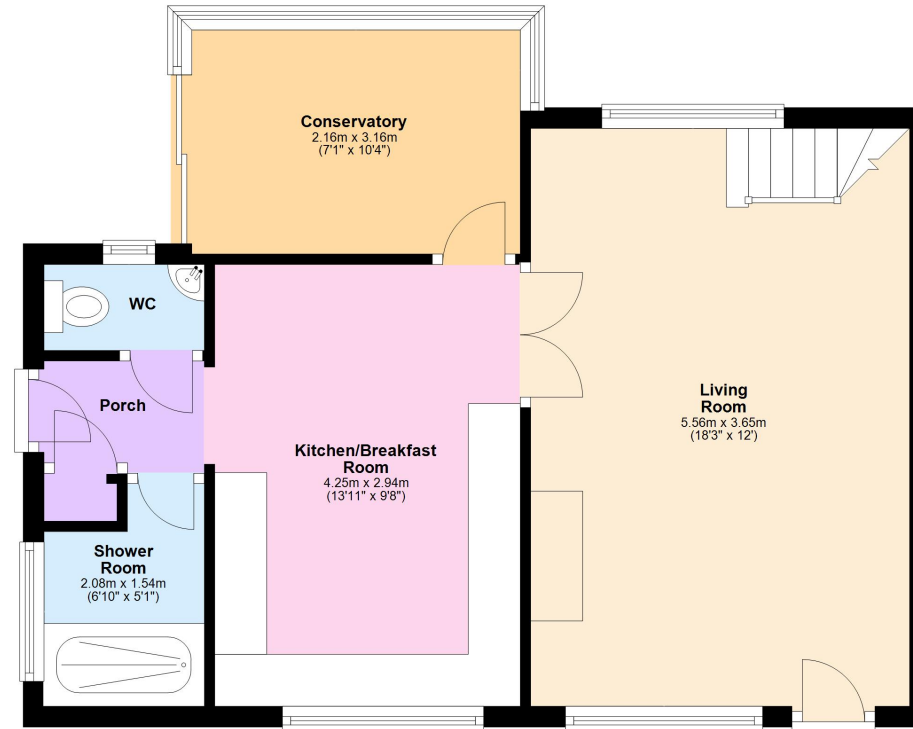
**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

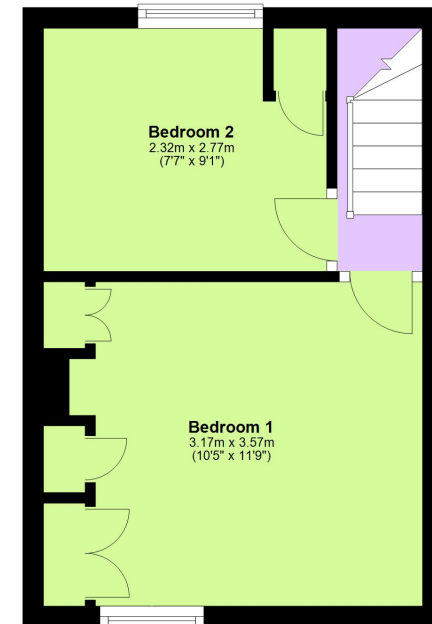
### Ground Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



### First Floor

Approx. 20.3 sq. metres (218.0 sq. feet)



Total area: approx. 64.3 sq. metres (692.6 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

Tenure: Freehold

Council Tax Band: C

EPC Rating: G

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



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