



Audley House

Walton Street | Aylesbury | Buckinghamshire | HP21
7QY



Williams
PROPERTIES

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A remarkable four bedroom period property in a central location, with a stunning contemporary glazed extension offering fantastic panoramic views of the fully landscaped garden. The garden leads out to the triple garage and additional allocated parking spaces. The property comprises of an open plan living room, snug, separate living area/dining room, utility room and WC, annex with living room, bedroom and en suite and also features a kitchen with island and solid granite work surfaces. Four bedrooms including master with en suite and family bathroom. Viewing highly recommended.

Guide price £975,000

Location

A central location within easy reach of local amenities including Aylesbury Waterside Theatre, shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Situation

Aylesbury Town and Train Station approx 0.3 miles
Bicester Village approx 17.2 miles
M25 approx 19.9 miles
Oxford approx 26.6 miles
Heathrow Airport approx 31.8 miles

Local Authority

Buckinghamshire Council

Council Tax

Band F

Services

All main services available





- Rail Links To London Nearby
- Contemporary Glass Extension
- Triple Garage & Parking
- Four Bedrooms
- Grade II Listed
- Separate Annexe Accommodation
- Contemporary Refitted Kitchen
- En Suite To Master Bedroom

Main House Ground Floor

Entrance to the property is through a solid wood door into an entrance hall with flagstone flooring. There is ornate coving, ceiling roses, stairs to the first floor, a radiator and solid wood doors to the lounge/diner, snug and inner hallway. The lounge/ diner is a large L shaped room with a feature fireplace, ornate coving, ceiling roses, coving decoration and two built in glazed display units. The floor is stripped and sanded and two sets of double glazed doors open on to the front garden. The dining room double doors leading to the front garden, ornate coving and ceiling roses. The inner hallway provides access to the kitchen and an additional door to the snug room, as well as a door to kitchen living area. The kitchen features a range of base and full height units with solid granite work surfaces, inset double bowl sink unit and space for a dishwasher, built in fridge freezer and two integrated ovens. A central island with granite worktop, inset induction hob with extractor fan and a further inset sink with a mixer tap. The kitchen opens out into a contemporary glazed extension offering panoramic views of the garden, underfloor heating throughout this area and a built in tv unit offering surround sound speakers throughout the kitchen and doors to the utility room and rear lobby and inner hallway. Utility room comprises of base and wall mounted units with granite work surfaces, inset sink and mixer tap. Tiled flooring, space for washing machine, tumble dryer and American style fridge freezer. Recess spotlights in the ceiling, window to rear, door leading to garden and door to WC with wash basin. The rear lobby has a built in storage cupboard, a radiator, stairs to the annex/bedroom four with en suite, doors to the downstairs WC and the annex/living room which follows into a sound proof room and a door to the side passage. The downstairs WC comprises a wash hand basin, low level WC and window to side aspect.



A stunning period property set within walled gardens boasting many original features including fireplaces, ornate coving, ceiling roses and exposed beams.

Close to local amenities including Aylesbury Waterside Theatre, Waitrose and Aylesbury train station linking to London Marylebone.



Main House First Floor

Landing with a large cupboard housing the hot water tank, a window to side aspect, doors to the master suite, bedroom two and steps down to the family bathroom and bedroom three. The master suite features stripped floorboards, a sash window to front aspect, ornate coving and ceiling roses. There is also a radiator and an inner hall leading to the dressing room, which has solid wood floor, a radiator, a window to the rear and door to the en-suite bathroom. The en-suite is fitted with a four piece suite comprising shower cubicle, bath with mixer taps and shower attachment, WC, pedestal wash hand basin, a radiator and a window to rear aspect. Bedroom two has a sash window to front, a pull down ladder to the loft and a radiator. Bedroom three has a window to rear aspect, a radiator and a fitted wardrobe. The family bathroom features a four piece suite with a corner bath, WC, a Sanitan pedestal wash hand basin, shower cubicle and a radiator. It is fully tiled, has a window to rear aspect and solid wood floor.

Annex Ground Floor

The annex living room features an old stock brick fireplace, ceiling beams, door to the cellar, a radiator and window to side aspect. The boiler room houses the gas boiler and also offers additional storage space.

Annex First Floor

The annex bedroom features windows to side and rear aspect, carpet flooring, a Velux radiator and a door to the en-suite bathroom. The en-suite comprises a three piece suite with a claw foot bath, an ornate pedestal wash hand basin, WC, Velux radiator and exposed beams.

Front Garden

Raised paved terrace overlooking the front, which is enclosed with a retaining wall.

Rear Garden

A fully landscaped garden comprising of a paved patio, steps leading up to a large area of lawn with well stocked borders to either side and a pathway either side leading to gated rear access. The garden is fully enclosed with retaining brick walls, has a selection of established trees and plants and a shed situated to the rear of the garden features a detached studio. There is gated access to the side of the property.

Parking

There are several allocated parking spaces to the rear of the property.

Garage

There are three individual garages with up and over doors, located to the rear of the property.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-65)	D			(55-65)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(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		EU Directive 2002/91/EC	



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Approximate total area⁽¹⁾

3149.84 ft²

292.63 m²

Reduced headroom

35.07 ft²

3.26 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.