

SELECT PROPERTIES

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Park Cottage,
Lower Hartwell,
Aylesbury,
Buckinghamshire, HP17 8NR

REF BG 351-53990

LOCATION

This restored stone built property is in the department of the Lot, about 6 kms. from a lively market town with all amenities. It is on high ground with magnificent views over the surrounding countryside.

DESCRIPTION

The property consists of the house, a large covered stone terrace and a 10m.x 5m. liner swimming pool. There are ponds in the grounds which extend to about **7,500 m²**.



At the garden level there is a cave/utility room/gas fired central heating boiler room and hot water cylinder.

The principal accommodation on the ground floor comprises a fitted farmhouse kitchen of 91 m² with exposed beams, a stone fireplace, a tiled floor and a picture window to the terrace. Leading off the hall is a cloakroom, a bedroom of 13 m² with a built-in cupboard and tiled floor and a tiled bathroom of 7.5 m² with an Italian shower, bath and wash hand basin.

On the first floor there is a landing/study of 31 m², two bedrooms of 32 m² and 15 m² and a tiled shower room with a shower, pedestal wash hand basin and loo.

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Mains electricity, telephone and a fosse septique are connected. Water is from a storage tank. There is gas fired central heating.

A beautiful house in a superb setting.

PRICE 351,000 € including Agents' fees.

The above details are meant as a guide only. They are only indicative of the property, do not form any part of a contract and may be changed.