

# SELECT PROPERTIES

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

**REF MG365-2211**

## LOCATION

This typical restored detached bourgeois property is in the Lot department. It is in a peaceful part of a village but nevertheless close to all amenities.

## DESCRIPTION

The property consists of the house which is in good condition and its quality can be seen with its large well lit rooms and finish. There are two garages. The gardens have a well and extend to **1,200 m<sup>2</sup>**.



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Typical of the regional architecture and this quality property the principal accommodation is reached by means of imposing steps and terrace with a balustrade and a porch. In the basement area there are caves.

The ground floor has attractive and varied tiled floors. There is a large L shaped sitting room, a fitted kitchen with an open plan dining area of 24 m<sup>2</sup>, a corridor that was the original entrance hall with a suspended wood-burning stove, a bedroom of 16 m<sup>2</sup>, another room of 15 m<sup>2</sup>, a shower room and a separate loo.



On the first floor there is a landing, **five bedrooms**, a bathroom and a separate loo. The rooms have attractive varnished floorboards.

Mains water, electricity and drainage are connected. There is oil-fired central heating.

**The layout is such that it would be easy to create two apartments.**

**PRICE 365,000 € 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.