



The Green, Edlesborough, LU6 | Guide Price £1,500,000 Freehold

 4/5 Bedrooms  2 Bath/Shower Rooms  4 Reception Rooms  Garage  0.65 Acres

 EPC Band N/A  Council Band: G – £4,066.63 2025/26  Aylesbury Vale

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The Green, Edlesborough, LU6

A stunning Grade II listed detached family home set in 0.65 of an acre with award winning architect designed modern additions.

🔑 **Stunning 16th Century Grade II Listed detached home**

🔑 **Over 4600 sq ft of living space**

🔑 **Four/five bedrooms**

🔑 **Set in around 0.65 of an acre of beautifully maintained gardens**

🔑 **Architectural Design winning Open plan kitchen/living & cinema room**

🔑 **Large detached double garage with large home office above**

🔑 **Annexe potential**

Description

This unique Grade II listed home has been thoughtfully improved and extended and seamlessly blends historic charm with contemporary elegance. Offering over 4600 sq. ft. of luxurious living space the Old Thatch in part dates back to 1580 and exudes charm and character complimented by extensive well designed modern additions offering spacious family living spaces.

The generous and flexible ground floor accommodation includes an inviting entrance hall, which leads into a dual aspect sitting room with impressive inglenook fireplace, this room connects with two further reception rooms; a formal dining room with open fireplace and stairs giving access to the principal bedroom and a further triple aspect reception room, currently used as a playroom. The heart of the home is a stunning 36ft award-winning designed kitchen, dining and family room, the perfect space to socialise and relax with family and friends. Floor to ceiling windows and bi-fold doors flood the kitchen with natural light and offer breathtaking views across the gardens. From the kitchen a spiral stair case leads to a fabulous cinema room, which could be integrated into the main part of the first floor if further bedroom space was required. A shower room on this level completes the accommodation.

Upstairs the dual aspect principal bedroom suite benefits from a dressing room and there are three further double bedrooms served by a luxurious bathroom with freestanding bath and separate shower.

Outside the property sits on a plot of around 0.65 of an acre and is approached via a gated gravel driveway which leads to a detached double garage with stairs rising to a large home office on the first floor. NB. The garage has the potential to convert to a self-contained annexe if required subject to the normal permissions. The rear garden is beautifully landscaped and wonderfully private, a large patio area provides the perfect setting for outdoor entertaining and a generous lawn is bordered by flower beds, mature trees and hedgerow. The front garden is very well stocked and maintained crossed by gravel pathways and driveway leading to the garage.



Location

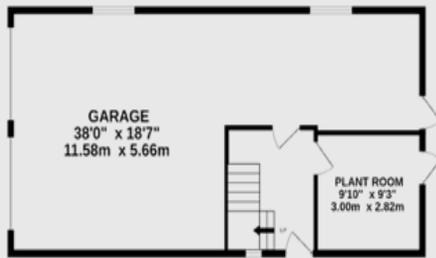
Located in Edlesborough village within the catchment area for Aylesbury's sought after Grammar Schools. The towns of Tring and Berkhamsted are within easy reach and offer fast trains into London. The surrounding area is full of natural beauty and includes the Dunstable Downs and the Chiltern Hills.



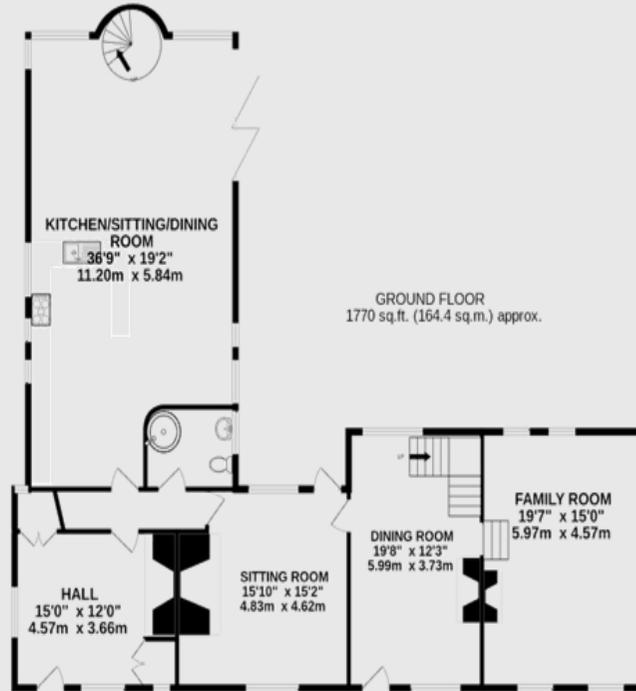
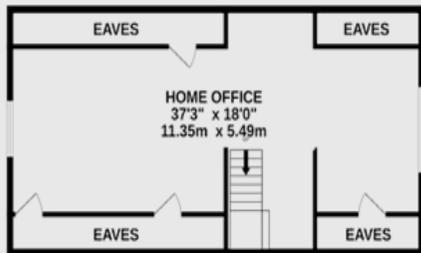




GARAGE GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



GARAGE 1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 4634 sq.ft. (430.5 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

IMPORTANT INFORMATION:

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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Contact one of our property experts today:

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