



Lower Hartwell, Aylesbury

**Carter Jonas**

# LINTALEE LOWER HARTWELL AYLESBURY HP17 8NR

- Grade II Listed Semi-Detached Cottage
- Around 0.85 Acre Plot
- Separate Annexe
- Detached Home Office Building
- Triple Garage
- Gardens and Pony Paddock

## SITUATION AND LOCATION

The property is situated along a no through lane, accessed via a gravelled driveway flanked by lawned gardens. The plot measures c0.85 acres in total and has the potential to be divided to create a small pony paddock.

The amenities in the nearby village of Stone include a village shop, Church of England combined school, restaurant, community hall, public houses and Hartwell House Hotel & Spa.

## DESCRIPTION

The sitting room overlooks the front garden through bay windows, with a central fireplace with double sided wood burning stove dividing the room, and exposed beams above. The open-plan kitchen/breakfast/family room has double doors to the patio and views of the rear garden and paddock beyond.

The kitchen is fitted with bespoke cabinets with granite tops including an island unit with breakfast bar. Integrated appliances include a fridge/freezer, a fridge and a dishwasher. The ceiling is vaulted and provides natural light through Velux windows. The floor has been laid with travertine stone tiles.

The inner hall has rear garden views and a door to the patio; stairs to the first floor have a storage cupboard below. A utility room and cloakroom complete the ground floor. On the first floor is a principal bedroom suite with views of the front garden; bedroom two with front aspect and exposed wall beams; bedroom three with garden views; family bathroom with bath and shower.

**A 19TH CENTURY COTTAGE LISTED GRADE II, SET IN 0.85 ACRES AND SITUATED ON A NO THROUGH LANE. THE COTTAGE IS COMPLIMENTED BY A SEPARATE DETACHED ANNEXE WITH A FOURTH BEDROOM, A TRIPLE GARAGE, AND SECOND DETACHED HOME OFFICE BUILDING.**







The detached annexe offers additional independent accommodation with a triple aspect bedroom/sitting room, a kitchenette and shower room. A further building has been converted into two offices with a vaulted ceiling and divided internally by a glass screen.

The triple garage has power and water connected, and a block paved area outside provides further parking and access to the outbuildings.

#### FURTHER INFORMATION

Mains electricity and water

LPG Heating

EPC E

Council Tax D

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk) - we understand signal is good outdoor on some networks.

Broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk) - we understand standard broadband is available

The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. Restrictions relating to future compensation claims in respect of the scheme will be included in the sale contract. The property is approximately 413m from the line.

## ADDITIONAL INFORMATION

**Tenure** Freehold

**Viewing** Strictly by appointment through the joint selling agents Carter Jonas - T: 01865 511444

**Directions:** HP17 8NR

what3words:// acid.vocab.glove



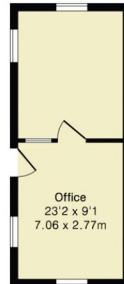


**Approximate Gross Internal Area 1759 sq ft - 164 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1029 sq ft - 96 sq m  
First Floor Area 730 sq ft - 68 sq m  
Garage Area 790 sq ft - 73 sq m  
Outbuilding Area 210 sq ft - 20 sq m



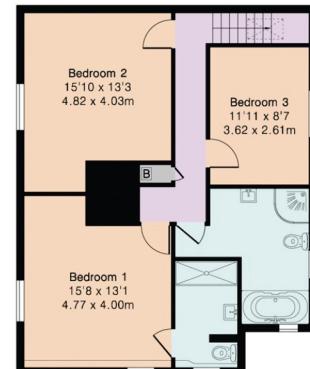
Garage



Outbuilding



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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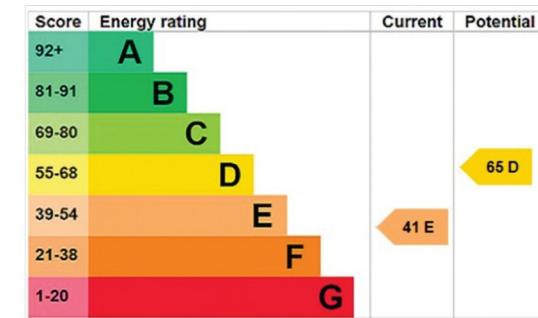
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