



Town & Country

Jasmine Cottage, Brook Street, Edlesborough

Offers Over **£795,000**



Jasmine Cottage, Brook Street Edlesborough

- Charming Grade II Listed 17th Century Detached Cottage
- Inviting Sitting Room with inglenook Log Fire & Conservatory
- Contemporary Fitted Kitchen and Separate Formal Dining Room
- Master en Suite and Two Further Double Bedrooms with Storage
- First Floor Family Bathroom and Groundfloor Shower Room
- Private Formal Garden with Sun Terrace, Outbuilding & Garden Cabin
- Gravel Driveway with Parking for Multiple Vehicles
- Detached Double Garage with First Floor Mezzanine/Home Office
- Desirable Buckinghamshire Village & Bucks Grammar School Catchment
- Excellent Transport Links to Amenities & London Nearby

Jasmine Cottage is ideally located in the centre of the sought-after village of Edlesborough, known for its friendly community and excellent amenities. The village offers a convenience store with Post Office, coffee shop, doctor's surgery and pharmacy, as well as the Pavilion on the Green, which hosts local events and activities. Families benefit from a well-regarded primary school and catchment for Buckinghamshire Grammar Schools. Nearby Leighton Buzzard and Tring provide wider shopping, dining and leisure options, along with fast rail links to London Euston. With Junction 11 of the M1 just 6.5 miles away, the property combines village living with outstanding commuter access.



Jasmine Cottage, Brook Street

Edlesborough

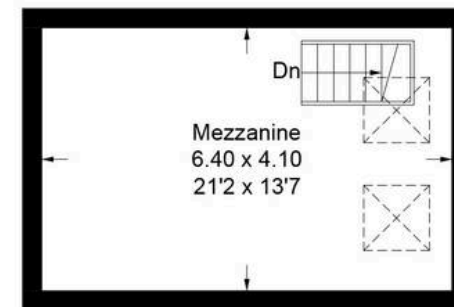
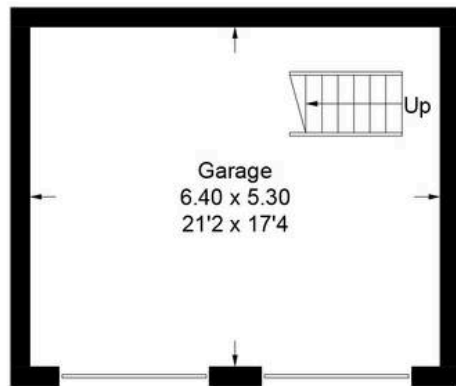
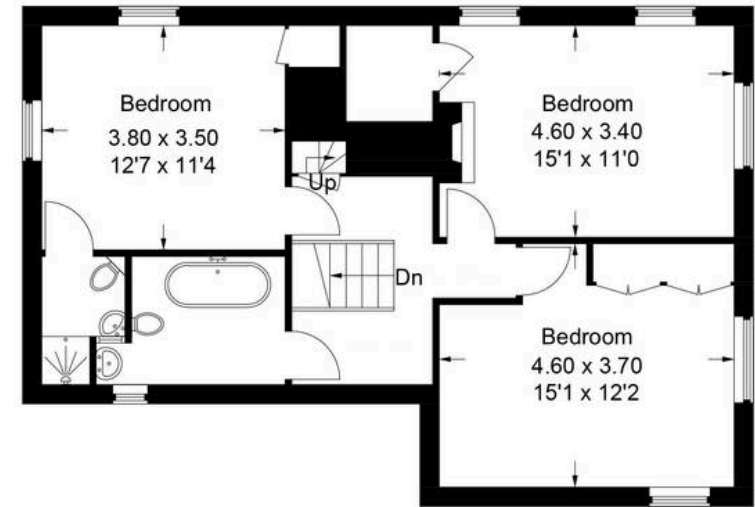
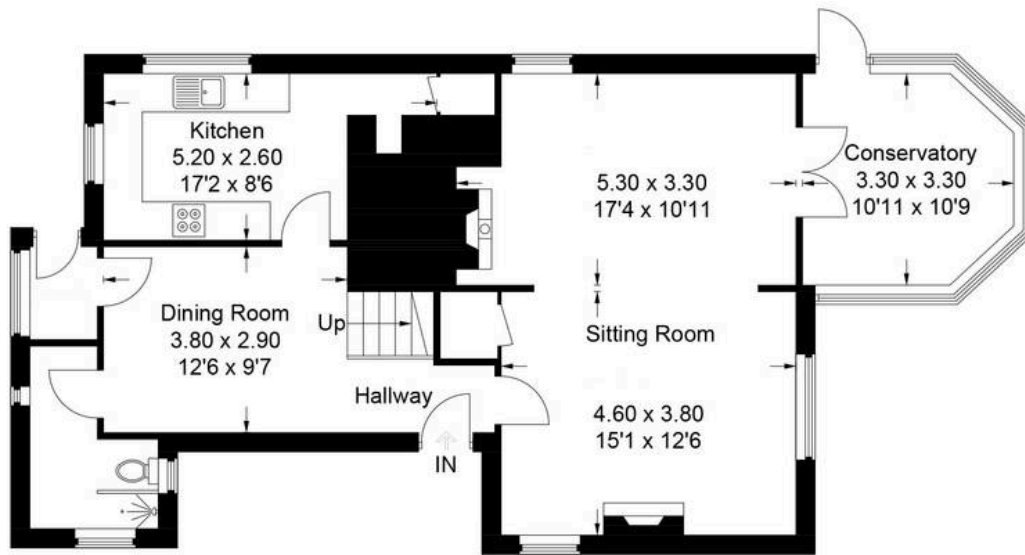
Jasmine Cottage is a charming Grade II Listed 17th Century detached home with three double bedrooms, beautifully positioned in the heart of the picturesque village of Edlesborough overlooking the Green. Rich in period character and thoughtfully updated, the property offers spacious accommodation arranged over two floors, complemented by a wrap-around private garden, a gravel driveway with parking for multiple vehicles, and a detached double garage with a versatile mezzanine ideal for home working, hobbies, or potential annexe use (subject to consent).

Inside, the home blends historic charm with modern comfort, featuring exposed beams, original fireplaces, and light-filled living spaces. The ground floor includes an inviting entrance/dining room, a triple-aspect sitting room with an impressive inglenook log burner, a garden-facing conservatory, a stylish refitted kitchen with pantry, and a contemporary shower room with laundry space. Upstairs are three well-proportioned double bedrooms, including a principal suite with en suite shower room, an elegant family bathroom with roll-top bath, and access to a spacious attic.

The gardens wrap around three sides of the cottage, offering privacy, mature planting, and several outdoor features including a decked entertaining terrace, detached outbuilding, and a charming garden cabin. Set within the sought-after village of Edlesborough, the property enjoys excellent local amenities, well-regarded schooling including grammar catchment, and easy access to Leighton Buzzard, Tring, the M1, and fast rail links to London Euston, making it an exceptional blend of characterful village living and commuter convenience.



Approximate Gross Internal Area
 Ground Floor = 112.1 sq m / 1,207 sq ft
 First Floor = 90.6 sq m / 975 sq ft
 Total = 202.7 sq m / 2182 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.