14 Walled Garden

Guide Price £605,000
(other fees apply)

2 2

It can only be Audley.

AUDLEY VILLAGES

This beautifully designed two-bedroom cottage with study, offers contemporary comfort and practicality within the peaceful surroundings of Stanbridge Earls retirement village. Thoughtfully laid out, the home provides elegant living spaces, modern conveniences, and private outdoor relaxation. The main bedroom has double built-in wardrobes, with additional fitted wardrobes to guest bedroom. There is a family shower room and a guest WC and shower, both with Villeroy & Boch sanitaryware.

Key Features

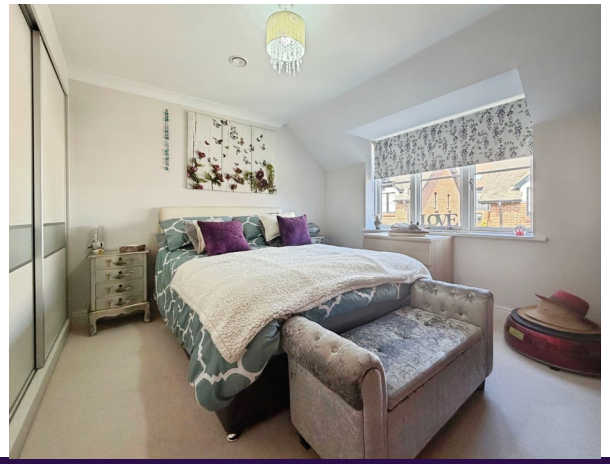
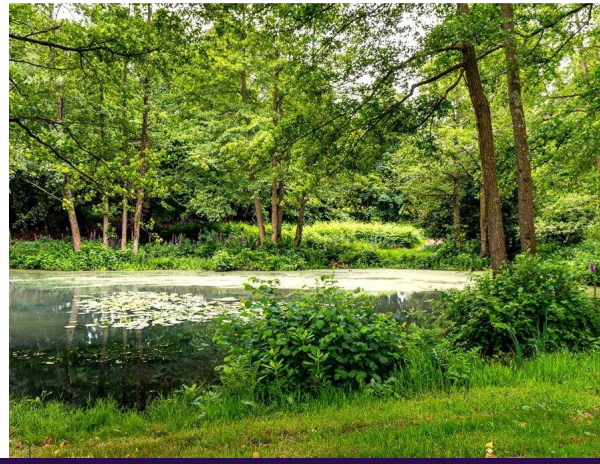
- Prime location within the Walled Garden
- Family shower room in the bedroom, and a guest WC/shower
- Spacious understairs storage cupboards
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer

Fees
Monthly Management Fee: £710.62
Annual ground rent: £0
Annual parking: £251.23
Council Tax Band: E
Tenure: Leasehold 250 years (since 2019)

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. Option 1: 1% per year or part-year up to a maximum of 15 years (15%). Option 2: 2% per year or part-year up to a maximum of 15 years (30%). Option dependent on property, as per the lease.

Viewing by appointment with the sales office.

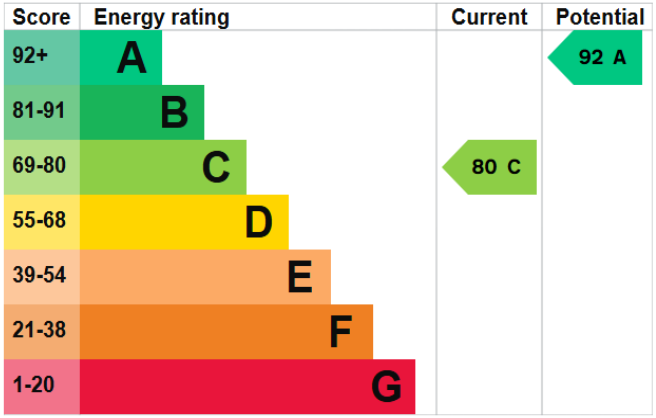
01794 278 303 stanbridgesales@audleyvillages.co.uk

Internal Measurements	Metric (m)	Imperial (ft)
Living room	4.24 x 4.74	15’7 x 13’11
Kitchen	3.79 x 3.07	12’5 x 10’1
Study	2.61 x 2.30	8’7 x 7’7
Master Bedroom	3.97 x 3.48	13’0 x 11’5
Bedroom 2	3.96 x 3.86	13’0 x 12’8
Terrace	6.75 x 2.17	22’2 x 7’1

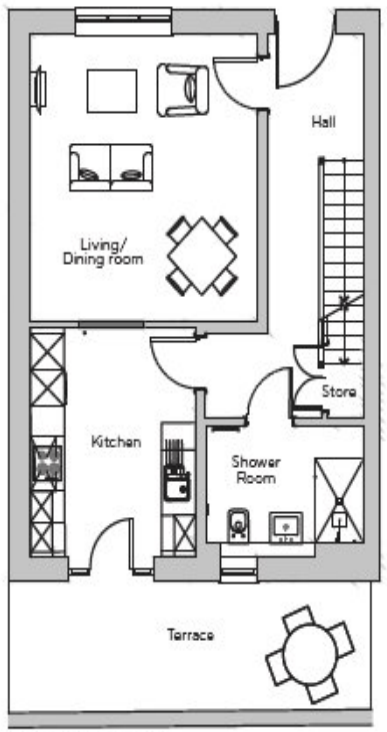
Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.

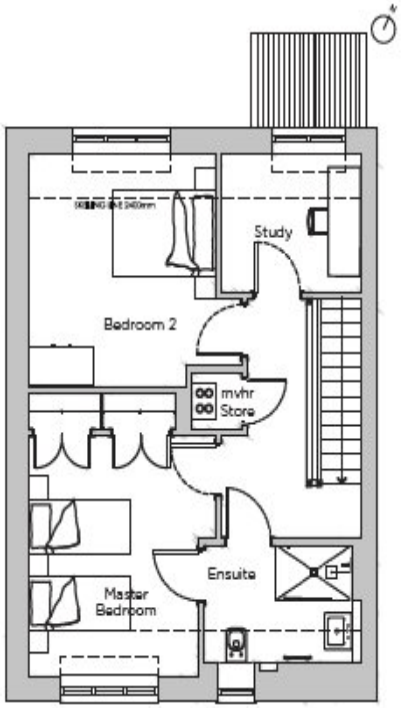


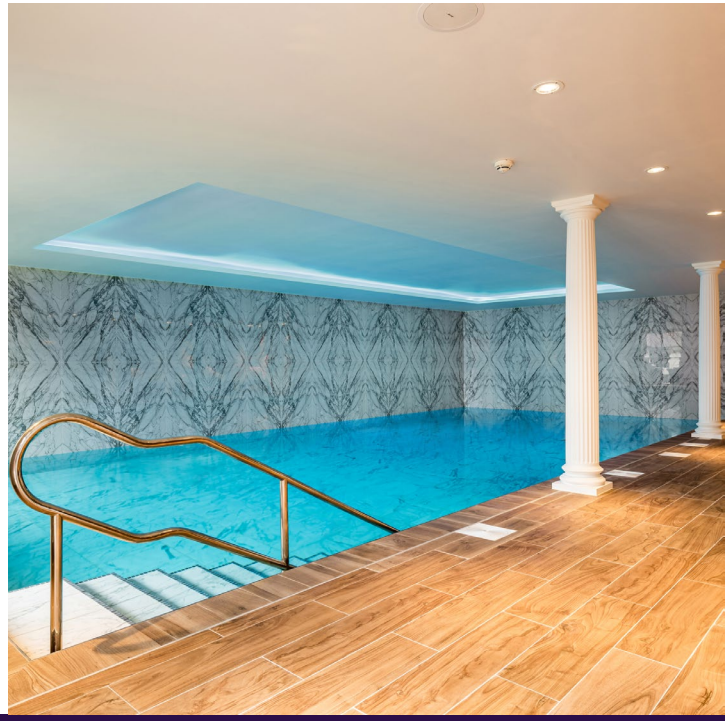
The graph shows this property’s current and potential energy rating.

Cottage 14, Walled Garden (Plot K09)



Ground Floor Plan



First Floor Plan

Stanbridge Earls