



Abbeyfield House, Dobbins Lane, Aylesbury, HP22 6BP

To Let | 7,714 sq ft

Care Home to LET C1/C2 USE

**Abbeyfield House, Dobbins Lane,
Aylesbury, HP22 6BP**

TO LET

Summary

- Size: 7,714 sq ft
- Rent: £155,000 per annum
- EPC: D (65)

Further information

- [View details on our website](#)
- [Microsite](#)

Viewings and Further Information



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Specification

- Currently has C1/C2 Use
- 18 Bedrooms - all with en-suites
- Town Centre Location

Description

Bedrooms and Bathrooms: The property includes 18 well-sized bedrooms, each paired with a private bathroom, and some with a kitchen area. These are mostly laid out as apartments. This layout provides ample space and privacy, whether for residential use or a commercial venture.

Communal Areas: With multiple spacious communal rooms, the property is well-suited for conversion into shared living spaces, common areas, or recreational facilities, depending on the intended use.

Outdoor Space: The property includes a Large manageable garden area, which offers potential for further development or landscaping to create a pleasant outdoor environment.



Size: Spanning 7,714 sqft, this property provides significant area for a residence, splitting into apartments or to run as a care home / sheltered housing.

Rooms: There are 18 bedrooms, all with en-suite facilities, offering privacy and convenience.

Location

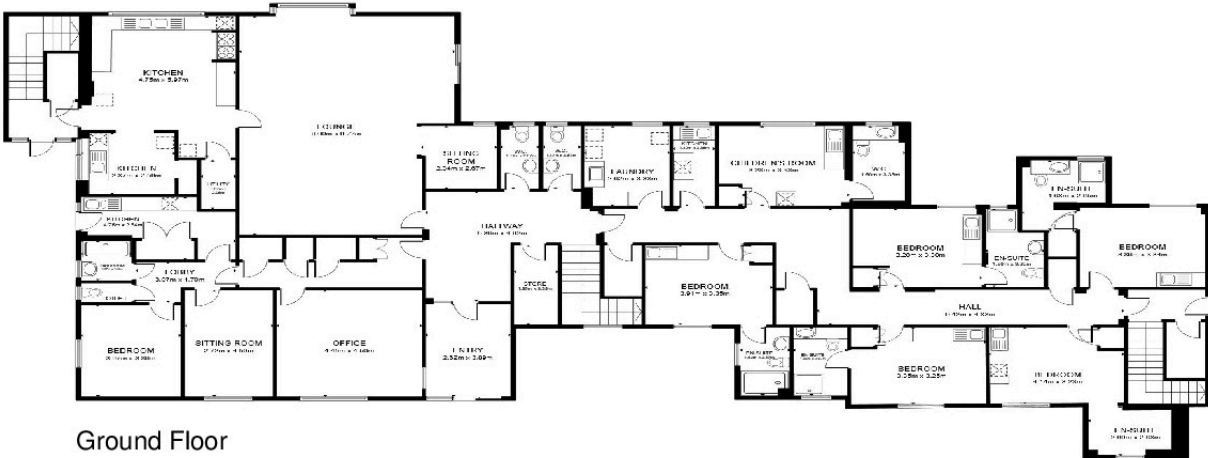
Located in the desirable area of Wendover, this expansive 7,714 sqft property offers a unique opportunity. Previously operated as sheltered housing for the elderly, the property features 18 bedrooms and 20 bathrooms, providing a versatile layout suitable for a variety of future uses.

VAT

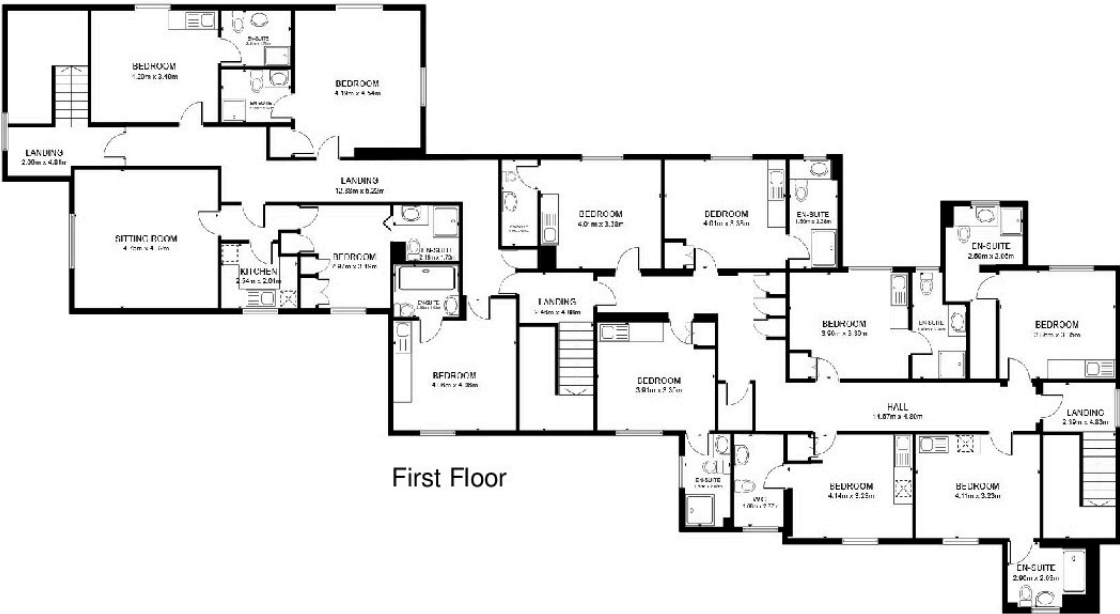
Not applicable

Floor plan

Dobbins Lane Buckinghamshire



Ground Floor



First Floor

Floor plan



EXISTING GROUND FLOOR PLAN

- Bedroom
- En-suite
- Living Room
- Office
- WC
- Kitchen
- Utility
- Lift
- Store
- Circulation

DRAFT

SCALE 1:100 @A3
 0 0.5 1 2 5m

ABBEYFIELD HOUSE, DOBBINS LANE, WENDOVER, Aylesbury, HP22 6BP			
EXISTING GROUND FLOOR PLAN			
1:100@A3	DEC 25	REV	DATE
UCUA	01	-	-
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