



Situated on Stanbridge Road in the highly regarded village of Tilsworth, on the edge of Leighton Buzzard, this exceptional semi-detached chalet has been transformed into a truly high-end residence, offering refined living in a peaceful countryside setting with far-reaching open field views.

The village itself enjoys a welcoming community feel, complete with a traditional pub and regular bus services connecting to Luton Airport, Luton & Dunstable Hospital, Leighton Buzzard and Milton Keynes, making it an ideal balance of countryside living and modern convenience.

Altogether, this is a rare offering: a stylish, high-spec home in a sought-after village setting, combining contemporary design, flexible living, and exceptional countryside views in one beautifully finished package.

From the outset, the property makes a strong impression. Beautifully extended and meticulously upgraded by the current owners, it presents a sophisticated, cohesive finish throughout, with every detail carefully considered to create a home that feels both luxurious and effortlessly comfortable.

At its heart lies a striking open-plan kitchen, living and dining space, designed with both style and lifestyle in mind. Bathed in natural light and framed by twin bi-fold doors, this space flows seamlessly into the rear garden, creating an elegant connection between indoor living and the surrounding countryside. The uninterrupted views across open fields and towards the South Downs elevate the entire setting, offering a rare sense of space and calm.

The accommodation is as versatile as it is refined. Three well-proportioned bedrooms include two generous doubles, while the flexible layout allows for an additional reception room or a ground-floor bedroom, depending on requirements. This adaptability adds to the home's long-term appeal, whether for family living, guests, or hybrid working. Bathrooms are positioned on both floors and finished to an excellent standard, complementing the property's overall high-spec feel. While planning permission has also been secured for an extension, offering excellent scope for future enlargement if desired.

Externally, the home continues to impress. A landscaped rear garden provides a private, picturesque backdrop to everyday life, while off-road parking and a single garage with power and lighting ensure practicality matches the property's premium presentation.

Entrance Porch

Offered by way of a recent extension and providing access to the entrance hall and garage with a double glazed composite door and windows to the front aspect. Evo core herringbone wood effect flooring. Inset spot lights to the ceiling. Double glazed door leading to:

Entrance Hall

Providing access to all ground floor accommodation with Evo core herringbone wood effect flooring. Feature contemporary column radiator. Stairs rising to the first floor accommodation



Ground Floor Bathroom

Tastefully fitted to comprise a w/c. Pedestal wash hand basin and a panelled bath with shower attachment over and glass shower screen. Heated towel rail. Fully tiled walls and floor. Double glazed window to the front aspect. Extractor.



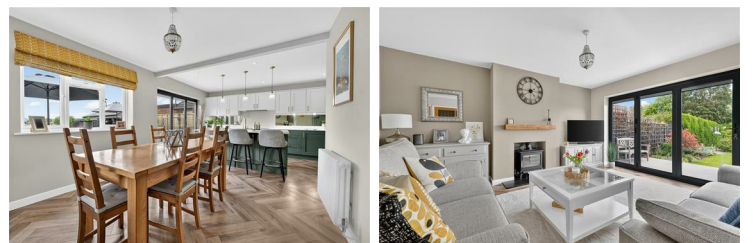
Sitting Room / Ground Floor Bedroom

This versatile room is currently being used as a sitting room but has been used as a ground floor bedroom because of its adjacent location to the ground floor bathroom. Feature double glazed bow window to the front aspect. Feature contemporary column radiator. Coved ceiling. Fitted carpet.



Rear Aspect Living / Kitchen / Dining Room

The feature living space... a rear aspect room that provides the perfect space for the family to relax, entertain and enjoy. Twin bi-folding doors leading to the rear garden. Feature fireplace fitted with wood burner. Evo core herringbone wood effect flooring. Under stairs storage cupboard. Double glazed window to the rear aspect. Feature contemporary column radiator.



Kitchen Area

Tastefully fitted to comprise a range of wall, drawer and base level units with quartz work surfaces over. Feature breakfast island with integrated dish washer and storage cupboards under and an inset 1 and 1/2 butler sink with mixer tap over. Further integrated appliances include; fridge and freezer, twin (self cleaning) eye level oven and grill, and an induction hob with extractor over. Inset dimmer spot lights to the ceiling and lights over the breakfast island. Feature under unit lights.



First Floor Landing

Providing access to both first floor bedrooms and the bathroom with a double glazed skylight to the ceiling and fitted carpet. Hatch to the loft.



Bedroom One

A spacious dual aspect room with a double glazed skylight to the front and a double glazed window to the rear that looks over the rear garden and beyond to far reaching countryside views. Fitted wardrobes, further wardrobe enclosure and eaves storage. Airing cupboard. Two radiators. Fitted carpet.



Bedroom Two

A good sized double bedroom with a double glazed window to the rear that also looks over the rear garden and beyond to far reaching countryside views. Radiator. Fitted carpet.

Bathroom

Tastefully fitted to comprise a w/c. Pedestal wash hand basin and a panelled bath. Heated towel rail. Fully tiled walls. Double glazed skylight to the front aspect.

To The Front

Driveway providing ample off road parking and onward access to the garage.



Single Garage

With an up and over door, and an integral door to the entrance porch. Light and power. Counter top with inset drainer sink and space and plumbing for a washing machine and tumble dryer under. Wall mounted boiler. Wall mounted consumer unit and electricity meter.

Rear Garden

This beautifully maintained garden combines generous open space with thoughtfully designed planting, creating a peaceful and versatile outdoor setting.

A well-kept lawn extends the length of the garden, framed by mature hedging providing excellent privacy and established borders offering year-round colour and interest and further benefits from a thoughtfully created wildlife pond within the garden, enhancing the natural setting. Adjacent to the rear of the property is a large patio area with twin bi-folding doors, creating a seamless connection between indoor and outdoor living and enhancing the alfresco dining experience.

To the side, a gravelled seating area provides an additional space for outdoor entertaining, with room for furniture and a log store.

To the rear, the garden enjoys open views across adjoining fields, enhancing the sense of space and countryside connection. Further benefits include established trees and useful storage, adding both character and practicality.

Overall, a highly attractive garden offering privacy, versatility, and far-reaching rural outlooks.



as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

Improvements By The Vendor

The property has been comprehensively upgraded and carefully modernised by the current vendors over a number of years, resulting in a home finished to an excellent standard throughout. Improvements began in 2016 with the installation of a new downstairs bathroom featuring an Aqualisa shower and electric underfloor heating, followed in 2017 by the fitting of new double-glazed windows throughout the property along with bi-fold doors, and the addition of contemporary column radiators to the ground floor.

In 2018, the home benefited from a complete new roof, fascias and gutters, ensuring long-term structural reassurance, while a log burner was installed in 2019, adding warmth and character to the living space. Further enhancements continued with a newly fitted upstairs bathroom in 2021.

More recently, the property has undergone a significant programme of high-quality refurbishment in 2024, including a new kitchen, a new porch with upgraded door, window and garage access door, and the installation of replacement bi-fold doors to enhance the connection to the garden. Internally, new herringbone-style flooring has been laid, elevating the overall finish, while externally the garden and approach have been thoughtfully improved with a new patio, outside power sockets, dusk-to-dawn lighting to the rear and driveway, and additional sensor lighting and sockets to the garage. Together, these extensive upgrades create a stylish, modern and highly functional home with attention to detail throughout.

Local Transport, Amenities and Connectivity

The location is particularly well-connected, with Junction 11a of the M1 motorway just a short drive away, providing convenient access for commuters. Nearby Leighton Buzzard offers a charming historic town centre, a mainline railway station with fast and direct services into London Euston, and a wide selection of supermarkets and everyday amenities, as well as a retail park within approximately ten minutes' drive.

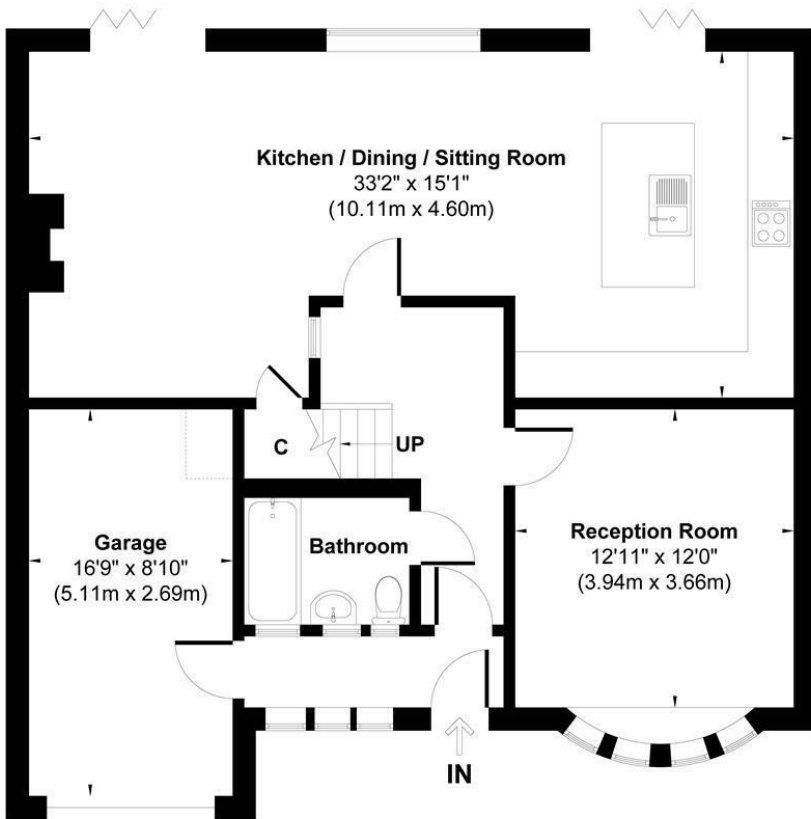
Viewing

All viewings are strictly by appointment through Bradshaws.

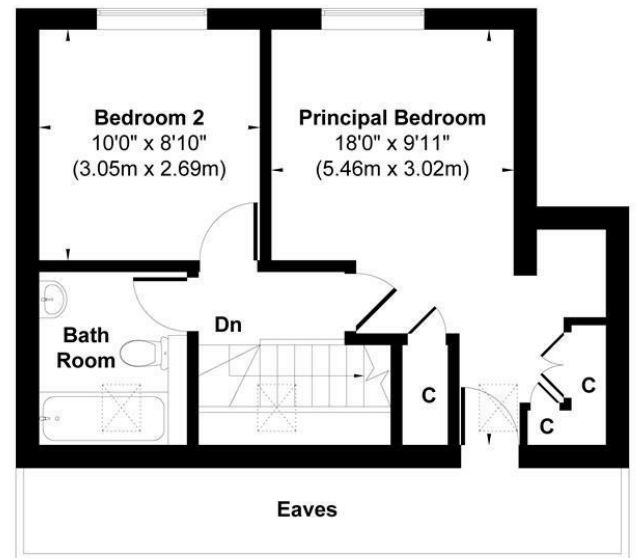
Disclaimer

These particulars have been prepared in good faith and are intended

Approximate Gross Internal Area
Main House = 114.08 sq.m / 1228 sq.ft
Garage = 13.75 sq.m / 148 sq.ft
Total = 127.83 sq.m / 1376 sq.ft



Ground Floor



First Floor

Illustration for identification purpose only, measurements approximate and not to scale.

Council Tax Band: D

EPC Rating: C