



Chelmscote Cottages

Chelmscote Leighton Buzzard, LU7 0DT

Price **£580,000**



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QUARTERS
YOUR NEXT MOVE

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oDT

Quarters are delighted to offer for sale this impressive family home in the Buckinghamshire hamlet of Chelmscote, located in between the villages of Stoke Hammond & Soulbury on the outskirts of Leighton Buzzard, and boasts stunning countryside views to the front and rear. The property sits on a plot of approximately 1/3 of an acre and is in need of some modernisation, currently providing versatile living accommodation in excess of 1700ft sq which comprises: Entrance hall, living room, dining room, kitchen, utility room, inner hall, shower room, office/reception room, landing/study area, four bedrooms and a family bathroom. Additional benefits include a generous rear garden, ample parking and a double garage (plus additional single garage to the side). Viewing is highly recommended.

Location:

Chelmscote is a Buckinghamshire hamlet that sits close to the villages of Stoke Hammond and Soulbury, on the outskirts of the historic market town of Leighton Buzzard. The property is ideally placed within walking distance of the local convenience store, public houses and rural walking routes including the nearby Grand Union Canal. Leighton Buzzard mainline station is approximately 8 minutes drive away, with trains connecting to London Euston in as little as 30 minutes. By road, the nearby A5, A4146 and M1 junctions 11a provide multiple connections. School catchment includes the sought after Aylesbury Grammar Schools.





Layout:

From the entrance hallway are doors to the living room and dining room, with stairs ahead leading to the first floor. The living room provides plenty of space for a range of furniture, and there is a separate sitting area to the front. The dining room is open to the kitchen, which is fitted with a range of wall and base level units. There are spaces for appliances and a larger cupboard. A door from the dining area leads to the garden. Through the kitchen is a utility room with space for further appliances. Through the utility room is an inner hall, and this part of the house could be used as a separate annex if required. There is a shower room and office/reception room, and stairs lead from the inner hallway to a family room/bedroom. The office/reception room could be used as a guest bedroom, with the first floor providing a living space with kitchenette. The first floor in the original part of the house provides a generous landing, with ample space for a study area, and there are doors to the three bedrooms and family bathroom. Each bedroom is well proportioned with space for a variety of bedroom furniture, with the master bedroom enjoying dual aspect windows with pleasant views. The family bathroom is fitted with a low level WC, wash hand basin and spa shower.



Outside:

A gated entrance leads to the driveway parking and garages. There is space for numerous cars, and the main double garage has been added to, providing an additional garage to the side. The rear generous plot ensures that there is a good sized rear garden laid mainly to lawn. Off the house is a generous patio area, perfectly situated to take in the stunning views surrounding the property, including the Grand Union Canal and The Brickhills.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Approximate Area: 1747 ft² ... 162.3 m² (excluding Double Garage)

Approximate Area of Double Garage: 350 ft² ... 32.5 m²

Total Approximate Area: 2097 ft² ... 194.8 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.

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Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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