



Watling Street

Hockliffe, Leighton Buzzard, LU7 9NB

Price £550,000



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QUARTERS

YOUR NEXT MOVE

Watling Street

Hockliffe, Leighton Buzzard, LU7 9NB

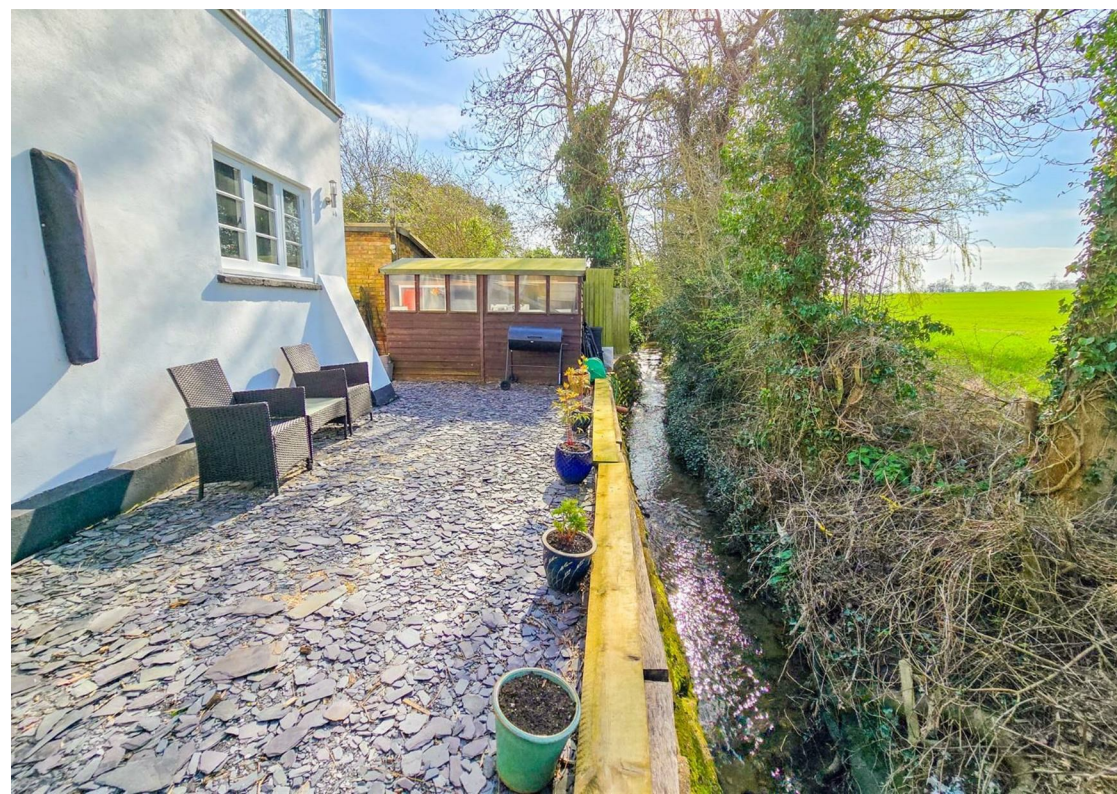
Quarters are delighted to offer for sale this stunning converted Grade II listed chapel which dates back to 1825 and sits in the heart of the Bedfordshire village of Hockliffe. The chapel is finished to a high standard throughout, maintaining many period features, and boasts impressive accommodation comprising: Entrance hallway, 27ft x 27ft open plan living area with the original pulpit and 19ft high ceilings, 20ft kitchen, two gallery landings, three generous bedrooms (two with ensuite), ground floor shower room and a first floor conservatory overlooking countryside. Additional benefits include period and listed features, small garden and roof terrace both overlooking countryside. Viewing is highly recommended to appreciate the space finish and charm of this exceptional property.

Location:

The historic village of Hockliffe remains an exceptionally popular location for families looking for excellent transport links, whilst retaining a village feel with many historic and listed buildings. The village boasts amenities such as schooling, a local convenience store and restaurants. The road links are second to none, with access to the A5 which leads to the nearby towns of Aylesbury and Milton Keynes, a direct road link to the Georgian village of Woburn with it's numerous attractions, and the nearby junction 11A of the M1 providing access to London and the north. Additionally, the mainline train station in Leighton Buzzard provides regular trains to London Euston in as little as 30 minutes. The village also enjoys a close proximity to a number of outstanding country parks and woods, including Linslade Wood, Tiddenfoot Waterside Park, the picturesque 400 acre Rushmere Country Park and the grand Woburn Estate and Deer Park.

Layout:

Entry is granted into this unique and inspiring Grade II listed property via double wooden doors opening into the hallway. The engineered oak wood floor continues into the living space, and from the hallway are doors to the ground floor shower room, study/third bedroom, and there are stairs to a first floor gallery landing which enjoys views over the living space. From the first of the two gallery landings in this home, there is a door to the second bedroom which is situated to the front aspect, with two generous arched windows bringing in plenty of light. There is also an ensuite bathroom which is fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over. The study/bedroom three faces the front aspect and is situated on the ground floor close to a shower room, which is fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and shower cubicle. There is also a built in under stairs storage cupboard. Walking into the open plan living space is a delight, with a stunning high ceiling complimented by the high level arched windows, and straight ahead is the original pulpit, a reminder of the historical importance of The Old Chapel. There is an abundance of space to configure the room as desired, and a wood burning stove provides yet another charming feature. To one corner is a built in storage/drying cupboard, and an opening into the stunning kitchen/breakfast room, fitted with a modern range of shaker style units, which compliment the feel of the property. There are integrated appliances plus space for an American style fridge freezer, a breakfast bar, and the kitchen sink is well positioned to enjoy views of the fields to the rear. A door leads to the rear garden area. There are stairs from the living area which leads up to the master bedroom, a stunning room boasting a high ceiling and fitted wardrobes. There is ample space for a range of bedroom furniture, and a large ensuite bathroom fitted situated a four piece suite comprising of a low level WC, vanity wash hand basin, panel bath and shower cubicle. From the bedroom there is also loft access, and a door to the conservatory. Being on the first floor, the conservatory provides stunning views to the rear, and doors lead to a generous decked roof terrace, which also enjoys the wonderful agricultural backdrop.





Outside:

To the front of the property is a generous lawn, ensuring that the property is set back from the road, and a path leading to the front door. There is a side passage to the rear, where there is a small garden laid to slate chippings. A stream runs across the rear of the property, providing separation from the farmland, both combining to provide a pleasant spot to pass the time.

Agents Note:

The property is heated with underfloor heating to the downstairs, and heating of the upstairs is provided by radiators, powered by an air source heat pump. The vendor advises that there are approximately four years remaining on the government grant for the air source heat pump, providing £375 per quarter. The grant is transferable to the new owner. The property is Grade II listed.



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



Total Area: 2099 ft² (excluding roof terrace)
All measurements are approximate and for display purposes only

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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