



Mill Road

Slapton Leighton Buzzard, LU7 9BT

Guide Price £975,000

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## Mill Road

### Slapton Leighton Buzzard, LU7 9BT

We are delighted to offer for sale this substantial executive five bedroom detached family home, occupying an enviable position within the desirable Buckinghamshire village of Slapton and enjoying far reaching countryside views to the rear. Ashland House offers spacious and exceptionally well balanced accommodation throughout, perfectly suited to modern family living, with multiple reception rooms, a refitted kitchen/breakfast room, two generous bedrooms with refitted ensuite, refitted family bathroom and an impressive rear garden backing directly onto open fields. Further benefits include grammar school catchment, a double garage, extensive driveway parking and potential for further loft conversion subject to the necessary permissions. Viewing is highly recommended to fully appreciate the space, setting and lifestyle this outstanding home has to offer.

#### Location:

The Buckinghamshire village of Slapton is situated between the popular market towns of Leighton Buzzard and Tring. Within the village there is a 13th century Holy Cross Church, Bury Farm Equestrian Centre as well as the village hall and recreation ground. A variety of public footpaths provide excellent walks around the surrounding countryside, one leading directly onto the Two Ridges Link. Slapton falls within sought after school catchment including Cheddington Combined School and the highly sought after Aylesbury Grammar schools, as well as the increasingly popular Cottesloe School. The village is approximately four miles from Leighton Buzzard mainline station which provides trains to London Euston in as little as 30 minutes. Rectory Close is a cul-de-sac which enjoys an excellent community spirit in this desirable location.

#### Ground Floor:

The spacious entrance hall forms the heart of the home and immediately conveys the excellent proportions found throughout, providing access to all reception areas along with stairs rising to the first floor. Positioned to the front is the dining/games room, a highly versatile reception space offering flexibility for formal dining, entertaining or family use, with double doors opening through to the lounge. The lounge is an impressive and welcoming room centred around an inglenook fireplace and benefitting from direct access to the garden, creating an excellent connection between indoor and outdoor living. To the rear, the study enjoys attractive views over the garden and surrounding countryside, making it an ideal home working environment. The snug provides an additional comfortable reception room with bespoke cabinetry fitted either side of the chimney breast, creating a particularly cosy and practical family space. The kitchen/breakfast room has been refitted with a comprehensive range of wall and base level units and an array of integrated appliances designed to suit modern family requirements, while French doors open directly onto the patio and garden beyond. A separate utility room sits off the kitchen, enhancing practicality for day-to-day living. A cloakroom/WC completes the ground floor accommodation.





#### First Floor:

A large feature window above the stairwell allows natural light to flood the landing while also framing stunning long range views across the garden and surrounding countryside. The first floor provides five well proportioned bedrooms, with all rear facing rooms benefitting from particularly impressive outlooks. There are two generous bedrooms with refitted ensuite shower rooms, creating comfortable and private accommodation for family members or guests. Two further double bedrooms sit to the front, one of which is currently utilised as a dressing room, while the fifth bedroom is a good sized single room overlooking the rear garden and fields beyond. The family bathroom has been refitted with a modern four piece suite comprising a low level WC, wash hand basin, walk-in shower cubicle and panel bath.

#### Loft Room:

Pull down loft steps provide access to a substantial loft room which offers excellent additional flexibility and clear potential for formal conversion subject to the necessary permissions. The space lends itself to a variety of uses including hobby space, storage or occasional recreational use.



#### Outside:

To the front, the property is approached via an expansive driveway providing parking for multiple vehicles and leading to the double garage and covered storm porch entrance. A neat lawn and mature shrubbery enhance the approach, while gated side access leads through to the rear garden. The rear garden is a particularly outstanding feature of the home, enjoying uninterrupted countryside views across open fields and offering a high degree of privacy. A generous patio spans the rear of the property, creating an ideal setting for outdoor dining and entertaining, while the extensive lawn is bordered by mature planting and well stocked beds. Additional features include a brick-built barbecue area and feature pond, further enhancing the overall appeal and lifestyle offered by the outdoor space.

#### Garage:

The double garage is accessed via two automatic doors and benefits from power and lighting, providing excellent storage, workshop potential or secure parking.

#### Agents Note:

Please be advised that the property benefits from privately owned solar panels.



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: 2550 ft<sup>2</sup> (excluding double garage, loft room)  
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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