The Stile

Heath And Reach Leighton Buzzard, LU7 0BL

Offers In Excess Of £500,000

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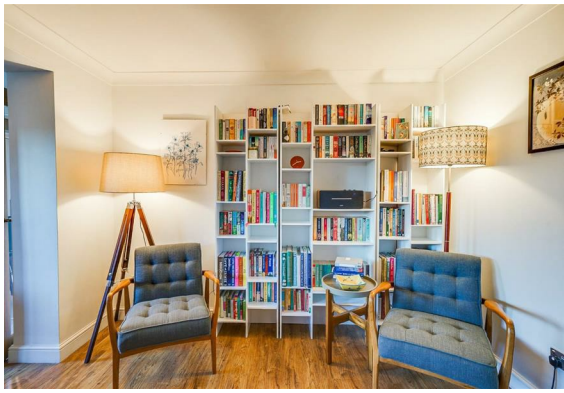
We are delighted to offer for sale this well presented four bedroom detached family home, tucked away within a quiet cul-de-sac in the heart of Heath & Reach, with Rushmere Country Park just a short walk away. The property offers flexible and thoughtfully arranged accommodation, two versatile reception rooms, a bright kitchen/breakfast room, principal bedroom with ensuite and a private, low-maintenance rear garden and driveway parking, making it ideally suited to modern family living.
Viewing is highly recommended.

Location:
Rushmere Country Park is quite literally on the doorstep, with woodland walks, open green spaces and wildlife reachable within a couple of minutes on foot. Heath & Reach is a highly regarded village, particularly popular with families, with the village primary school, local allotments and everyday amenities all close at hand. The area strikes an excellent balance between countryside living and accessibility, with Leighton Buzzard, Milton Keynes and wider transport links all within easy reach.

Ground Floor:
The property is entered via a welcoming entrance hall which sets the tone for the rest of the home and provides access to the principal ground floor rooms. The lounge/dining room is a light-filled, dual aspect space, comfortably accommodating a variety of seating and dining arrangements, with sliding doors opening directly onto the rear garden. A second reception room sits alongside, offering excellent flexibility and lending itself equally well as a snug, home office or family room, with French doors providing further garden access.
The kitchen/breakfast room enjoys natural light from overhead Velux windows and is fitted with a range of wall and base level units providing good storage and preparation space, alongside integrated appliances and space for everyday dining. Completing the ground floor are a useful utility room and a conveniently positioned cloakroom/WC.



First Floor:
To the first floor, the landing leads to four well-proportioned bedrooms. The master bedroom benefits from a stylish ensuite shower room, with bedrooms two and three each featuring a vaulted ceiling which enhances the sense of light and space, with both being good sized double rooms. The fourth bedroom, currently used as an office, is a comfortable single bedroom which can accommodate a single bed plus double wardrobes. These rooms are served by a modern family bathroom which is fitted with a four-piece suite, making the layout well suited to families of varying needs.

Outside:
To the front, there is driveway parking for one to two vehicles which extends to the front door and store. The rear garden has been designed with ease of maintenance in mind, offering a private outdoor space with artificial lawn, neatly planted borders and patio seating areas. While modest in size, it provides a pleasant and usable extension of the living accommodation without the burden of extensive upkeep.

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: 1306 ft²

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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