



Kingsway  
, Stanbridge, LU7 9HZ

Offers In Excess Of £450,000



## Kingsway

, Stanbridge, LU7 9HZ

### \*\*\*PLANNING PERMISSION GRANTED\*\*\*

Quarters are delighted to offer for sale this fantastic opportunity to enlarge this detached period property situated in a green belt area on a plot of approximately a quarter of an acre. The property is located in the popular village of Stanbridge and is positioned in a tucked away position just a short walk from the countryside. Planning permission has been granted to double storey extend the existing property to create a generous detached family home of approximately 2000 sq ft (TBC). The current plans proposed (CB/21/00932/FULL) would provide accommodation comprising: Entrance hall, cloakroom/WC, lounge, dining room open to kitchen, utility room, snug, three double bedrooms (master with ensuite) and a family bathroom. Internal specification may be amended with further planning approval. Viewing is highly recommended to appreciate this exciting proposition and picturesque setting.

### Location:

Kingsway Cottage is situated on a plot of approximately 0.25 acres in a quiet lane in the rural Bedfordshire village of Stanbridge. The village itself is surrounded by open countryside which provide a range of scenic walks on the doorstep. Local amenities include a popular lower school, country pub, church and recreation ground. The nearby market town of Leighton Buzzard is a short drive away with it's many shops, supermarkets, eateries and the historic market. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station in Leighton Buzzard provides regular trains to London Euston in as little as 30 minutes.





#### Proposed Layout:

Plans have been approved for a double storey extension to one aspect, and additionally there is a certificate of lawful development in place for two single storey extensions. The agreed proposals would provide an exceptional family home with rooms of generous proportions.

The hallway would have a cloakroom/WC to the left, lounge to the right, and dining room ahead, plus stairs leading to the first floor. The generous lounge would be dual aspect, including doors opening to the garden. Into the dining room there would be ample space for hosting, with the room opening to the kitchen area with dual aspect doors to the garden. There is space for a utility room, and a snug or family room which would also have doors to the garden. Upstairs would provide three generous double bedrooms with an ensuite to the master, plus a family bathroom.

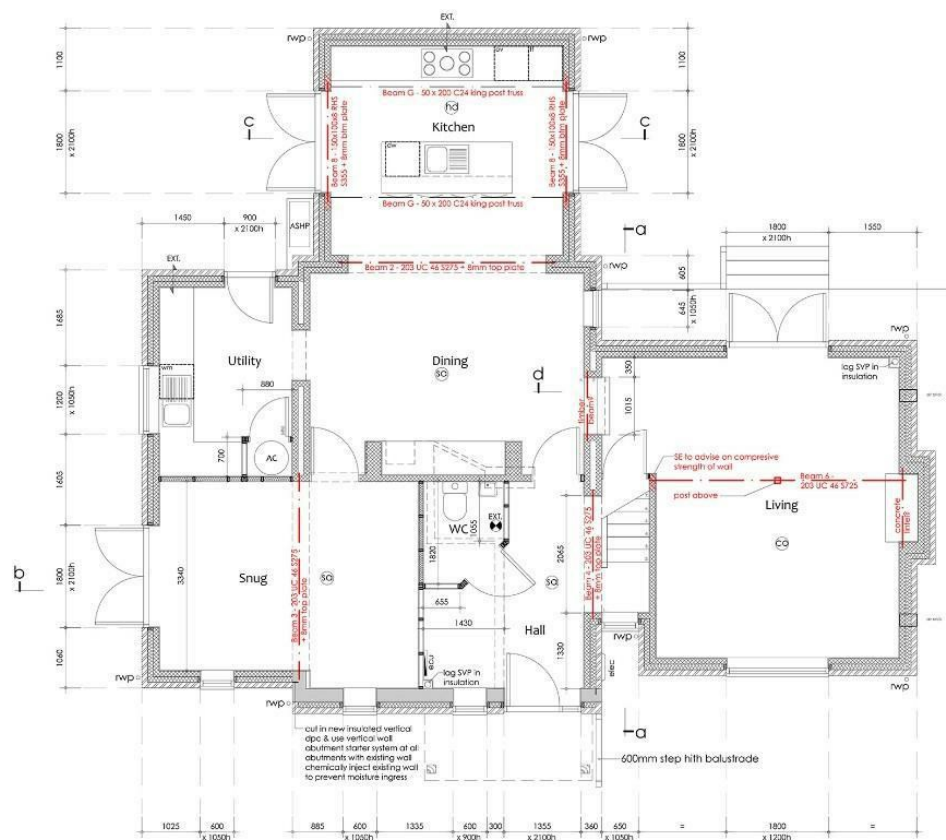
#### Agents Note:

As the property is not currently in an inhabitable condition, interested parties will not be able to get a standard residential mortgage. There are lenders who will lend on properties that need developing and interested parties should carry out research before making an offer. The vendor advises that full planning is in place for the two storey extension. They have carried out all of the individual elements for the conditions against the planning i.e. tree survey and impact assessment, but have yet to submit them to the council. There are a full set of plans which can be provided, including structural engineers and technical drawings - these have yet to be submitted for building regulations.

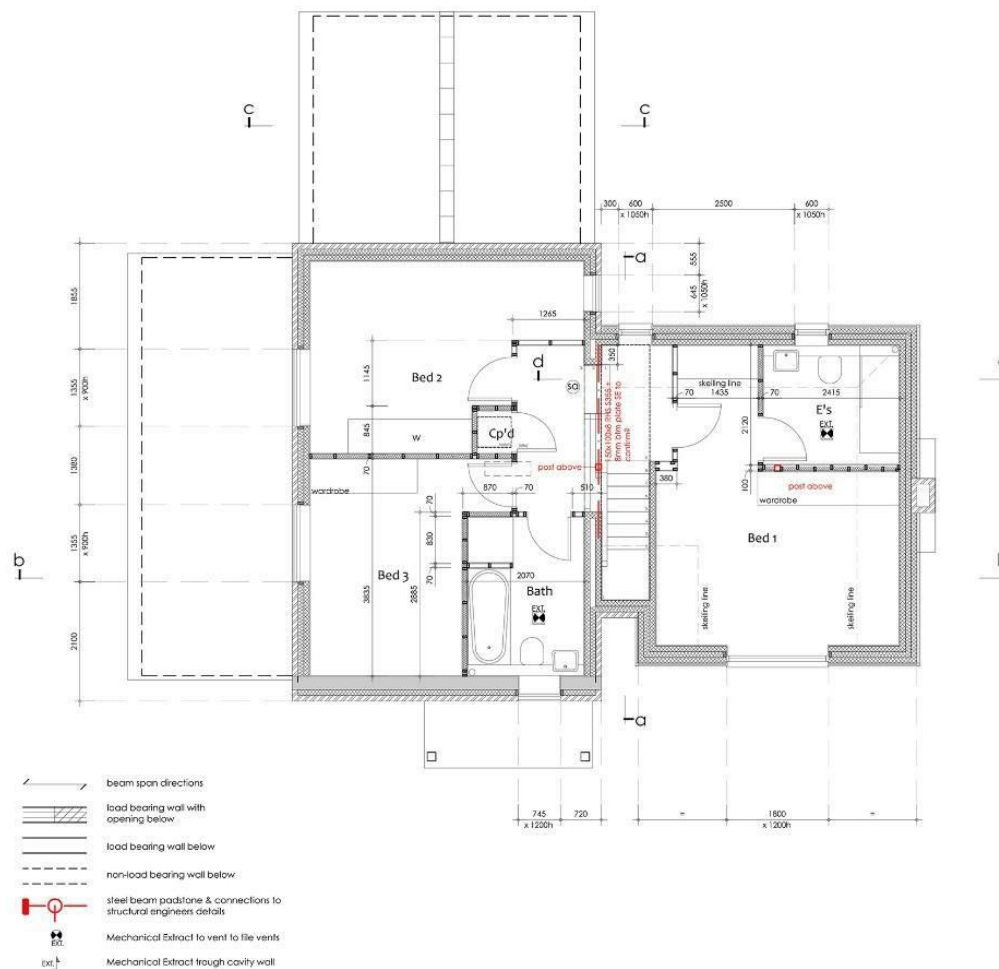
Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised 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

Ground floor



First floor



## 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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