



Leighton Road

Heath And Reach Leighton Buzzard, LU7 0AA

Guide Price £900,000



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# Leighton Road

## Heath And Reach Leighton Buzzard, LU7 0AA

We are delighted to present for sale this exceptional four double bedroom detached family residence, occupying a mature and private plot within the highly desirable village of Heath and Reach. Extending to approximately 2,500 sq.ft., this individually designed home seamlessly blends 18th-century character with refined contemporary finishes, creating a property of genuine distinction aimed at the premium end of the market. Originally constructed in the 1970s and incorporating elements of a former barn, the home has been thoughtfully enhanced and beautifully maintained, now offering spacious and versatile accommodation finished to an impressive standard throughout. Homes of this calibre, combining heritage features, generous proportions and lifestyle appeal, are seldom available - early viewing is highly recommended to fully appreciate the quality and setting on offer.

### Location:

Leighton Road is positioned on the edge of open countryside in the highly sought after village of Heath & Reach, yet within easy reach of everyday amenities. The property enjoys close proximity to Stockgrove and Rushmere Country Parks, offering miles of woodland walks and outdoor pursuits. Woburn Golf Club, Whipsnade Zoo and the picturesque village of Woburn are all within comfortable driving distance. Leighton Buzzard town centre and mainline station (with direct trains to London Euston) are approximately two miles away, while Milton Keynes is within easy reach. The property also sits within catchment for well regarded local schooling including St Leonard's Lower and Vandyke Upper.

### Ground Floor:

The accommodation opens into an inviting entrance hall leading through to the heart of the home - a striking dual aspect living room filled with natural light, with bi-folding doors opening onto a large rear patio area. Engineered teak flooring flows underfoot, enhancing the warmth and character of the space, while the room's proportions allow for multiple seating arrangements centred around relaxed family living. An open archway connects seamlessly to the dining room, creating a natural flow ideal for entertaining. The kitchen is beautifully appointed with a range of quality cabinetry and integrated Bosch and Neff appliances, combining practicality with understated elegance. A quality tiled floor extends through to the adjoining family room - a particularly impressive space featuring vaulted ceilings and exposed beams, celebrating the building's heritage while offering a contemporary lifestyle setting. Glazed sliding doors open directly onto the garden, creating a seamless connection between inside and out during the warmer months. A ground floor double bedroom provides excellent flexibility, whether for guests, multi-generational living or a dedicated home office. A stylishly appointed cloakroom completes the ground floor accommodation. Internal access to the attached double garage is cleverly concealed within kitchen cabinetry, maintaining the home's clean and considered aesthetic. The vendor has thoughtfully installed a utility area within the garage for convenience, and this space could be more formally converted, if desired (STPP).





#### First Floor:

The first floor continues to impress, with three well proportioned double bedrooms arranged around a spacious landing. The master suite offers a calm and luxurious retreat, complete with an extensive range of fitted wardrobes and a concealed dressing area. The four piece en-suite bathroom is finished to a high standard, incorporating both bath and separate shower. Two further generous double bedrooms benefit from built-in wardrobes and excellent natural light, making this an excellent choice for families of all ages. The family bathroom has been refitted and finished with quality sanitaryware and contemporary styling, complementing the home's overall level of presentation.

#### Outside:

The property is approached via a substantial gravel driveway providing parking for multiple vehicles, leading to an attached double garage. To the rear lies a beautifully landscaped walled garden, offering a high degree of privacy and a peaceful backdrop for outdoor living. Thoughtfully designed planting and seating areas create distinct zones for relaxation and entertaining, while the absence of overlooking neighbours enhances the sense of seclusion. This is a garden that feels both established and curated - perfectly suited to summer gatherings or quiet evenings alike. A rare opportunity to acquire a substantial and characterful family home, finished to an exceptional standard and positioned within one of the area's most desirable village settings.



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: 2507 ft<sup>2</sup>

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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