



Redwood Drive

Wing, LU7 0TA

Guide Price **£575,000**

4 2 2 D

A row of four icons: a bed icon with the number 4, a bathtub icon with the number 2, a sofa icon with the number 2, and a staircase icon with the letter D.

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# Redwood Drive

Wing, LU7 0TA

We are delighted to offer for sale this rarely available four bedroom detached family home, positioned within a quiet and established residential cul-de-sac in the Buckinghamshire village of Wing. The property enjoys close proximity to local parks and village high street, and also falls within catchment of the Aylesbury Grammar schools and south after Cottesloe School. Having been owned by the same family since it was built, the property comes to the market for the very first time - a genuine rarity. Lovingly maintained and presented in excellent order throughout, this is a superb opportunity to acquire a long-term spacious family home in a highly regarded location.

### Location:

Redwood Drive enjoys a central position in the desirable Buckinghamshire village of Wing. The village itself benefits from a wealth of local amenities, a doctor surgery and green open spaces. The village further benefits from falling within catchment for sought after Grammar Schooling, and excellent transport links to nearby Aylesbury, Milton Keynes and beyond thanks to the accessibility of Junction 11A of the M1. The village is situated approximately 10 minutes' drive from Leighton Buzzard Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Ground Floor:

A composite front door opens into a welcoming entrance hall, with stairs rising to the first floor and doors leading to the principal living spaces. The standout feature of the home is the impressive 24ft+ lounge/dining room, creating a wonderfully spacious and versatile living environment. The lounge area sits to the front aspect, offering generous space for a variety of furniture arrangements centred around a flueless gas fire, forming a natural focal point. To the rear, the dining area comfortably accommodates a family-sized table, ideal for both everyday meals and entertaining. Doors open through to the sun room, which has been upgraded with an insulated roof to ensure comfortable year-round use. This additional reception space enjoys attractive views over the rear garden and provides excellent flexibility as a sitting area, playroom or hobby space. The kitchen is fitted with a range of wall and base level units with roll edged work surfaces over, along with an integrated double oven and gas hob with extractor hood above. There is space for a variety of additional appliances, making it both practical and functional. A useful lobby sits off the kitchen, providing access to the cloakroom/WC, the integral garage and a side door to the garden - ideal for day-to-day family living. The integral garage benefits from an electric up-and-over door along with power and lighting.





**First Floor:**

The first floor landing provides access to all four bedrooms, the family shower room, loft space and a built-in storage cupboard. The master bedroom sits to the front aspect and benefits from fitted wardrobes, an additional built-in wardrobe and its own ensuite shower room, creating a comfortable and well-appointed principal suite. Bedroom two is a good sized double overlooking the rear garden and also features fitted wardrobes. Bedroom three is another double room positioned to the front of the property. Bedroom four is a generous single room situated to the rear, equally well suited as a child's bedroom or home office. The family shower room has been refitted with a stylish three piece suite comprising low level WC, wash hand basin and a walk-in double width shower cubicle, finished with contemporary tiling.

**Outside:**

To the front, a driveway extends to the garage and front entrance, providing off-road parking. The remainder has been thoughtfully landscaped to create an attractive lawned garden, with gated access leading to the rear. The rear garden is particularly well proportioned and beautifully maintained, featuring a paved patio area ideal for outdoor dining, a generous lawn and neatly arranged planted beds. It offers a private and versatile space to be enjoyed throughout the seasons.



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: 1483 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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