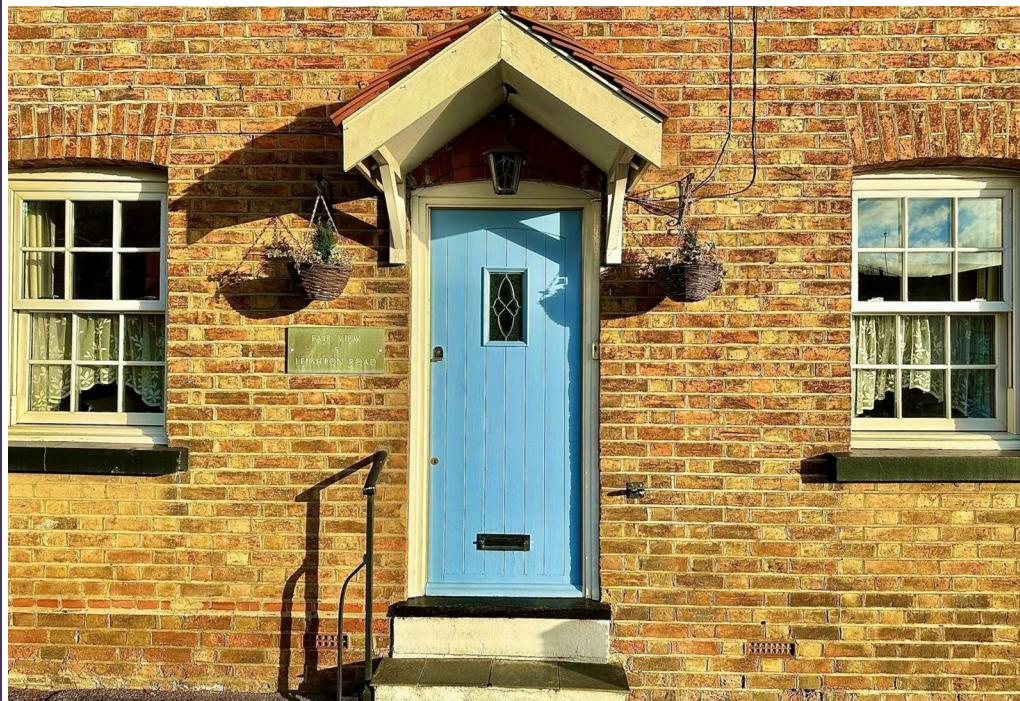




'Fair View', Heath And Reach, LU7 0AA

£365,000

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# 'Fair View', Heath And Reach, LU7 0AA

£365,000

- Beautifully Updated Character Cottage
- Two Open Fireplaces
- Cosy Lounge with Log Burner
- Central Village Location Overlooking Historical Clock Tower
- Stunning Condition Throughout!
- Three Bedroom Semi Detached Home
- Stunning High Spec Kitchen with Centre Island
- En-Suite to Master Bedroom
- Very Short Walk to Picturesque Rushmere Country Park
- Private Rear Garden

Nestled in the Bedfordshire village of Heath and Reach, this delightful semi detached character cottage offers the perfect blend of modern living and traditional charm. The thoughtful layout and characterful details which include stripped wood flooring and doors, traditional brick exterior, two open fireplaces and sash style windows create a timeless appeal of historical elegance.

Located on Leighton Road, this property benefits from the tranquillity of village life while being just a short distance from the amenities of Leighton Buzzard and Milton Keynes. The surrounding area offers picturesque countryside walks, views over the historic clock tower and village pump aswell as a friendly community atmosphere.

This beautiful 'chocolate box' cottage presents a wonderful opportunity for those seeking a blend of modern comforts and traditional character in a peaceful village setting. Don't miss the chance to make this delightful property your own.



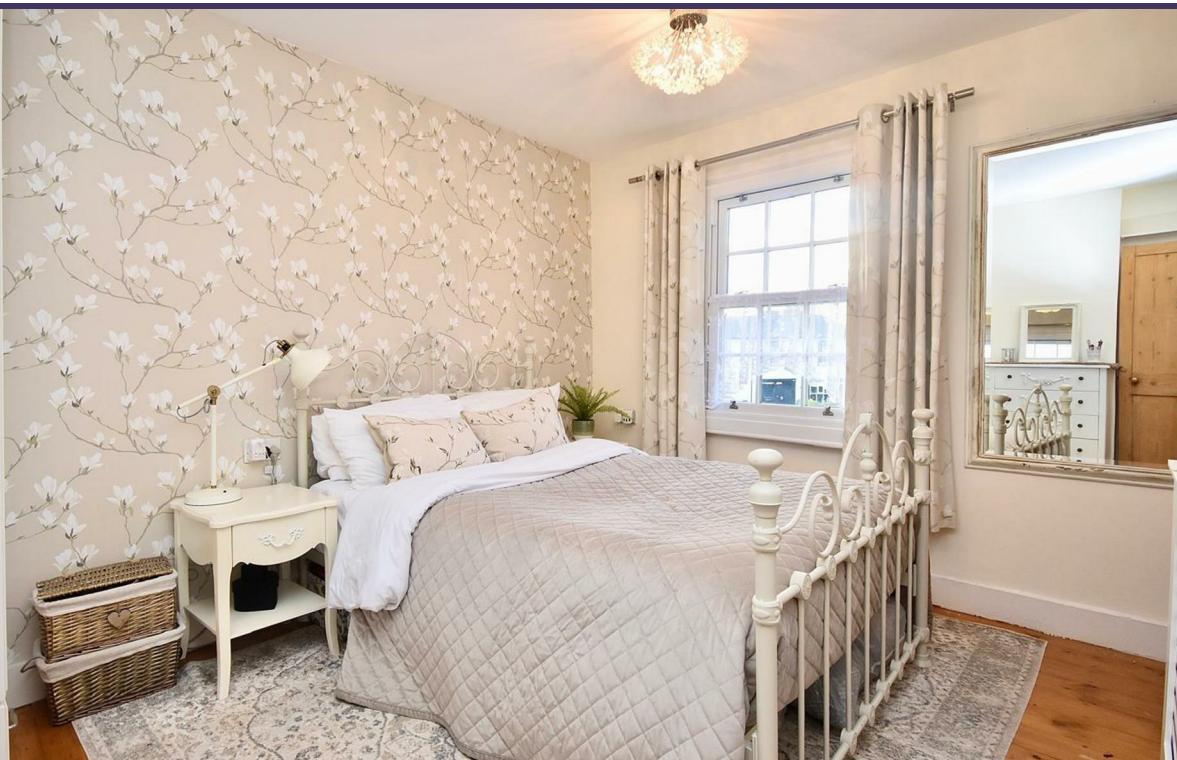
The cottage offers a well-designed layout with generously proportioned rooms spread across two floors. The central front door, elevated from the street in keeping with the property's traditional character, provides access to the home.

Upon entry, the entrance hall opens to two spacious and well-appointed reception rooms, one on either side both with sash widows facing the front and all with stripped wooden flooring that flows effortlessly within. The first is the cosy living room with a feature log burner with a stone hearth, the second being the dining room with a further open fireplace, and can effortlessly seat large families making it ideal for hosting.

At the rear of the property lies the beautifully designed kitchen, a bright, light filled space that seamlessly blends modern functionality with classic charm. At its heart is a central island featuring ample storage, breakfast seating stools, a white farmhouse-style sink, and elegant tap fixtures, all set against a sleek Quartz worktop.

The surrounding cabinetry is crafted in a contemporary shaker style, with warm wooden "butcher's block" worktops that are complemented by decorative splashback tiles, adding character and texture. The upper cabinets are enhanced with frosted glass inserts, lending a refined touch to the design.





The kitchen is equipped with a range of integrated appliances, including a five-ring gas hob with a double oven and grill, complete with an extractor hood overhead. A built-in dishwasher adds convenience, while a discreet utility cupboard provides space for a washing machine and tumble dryer, ensuring practicality without compromising the aesthetic appeal of this thoughtfully designed space. A handy downstairs WC completes the ground floor and also conveniently houses the boiler.

Stairs rise up to the first floor landing providing access into all three spacious bedrooms, two of which are comfortable double sizes with the third being a smaller single but also perfectly suited for an office set up.

All bedrooms have built in storage while the master bedroom has an en-suite shower room which has been recently refitted to include a white modern suite with walk in shower cubicle, handwash basin with storage under, low level WC with a heated towel rail above all finished with fully tiled walls for easy maintenance and upkeep.

Lastly there is a family bathroom that exudes charm and elegance, blending traditional features with contemporary touches. The centrepiece is a classic freestanding clawfoot bathtub with polished chrome fittings and a sleek glass shower screen, set against a backdrop of glossy white subway tiles that create a clean, timeless look.

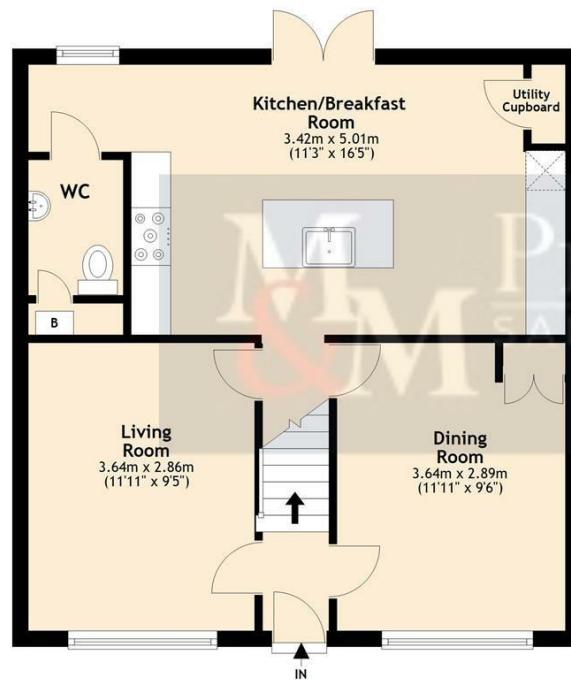
The property has an east facing, private and peaceful courtyard style garden that combines rustic and contemporary elements. There is a paved patio seating space with decorative potted plants, lighting, and raised white pebbles complete the design creating a peaceful and low-maintenance space ideal for outdoor lounging, al fresco dining or entertaining.



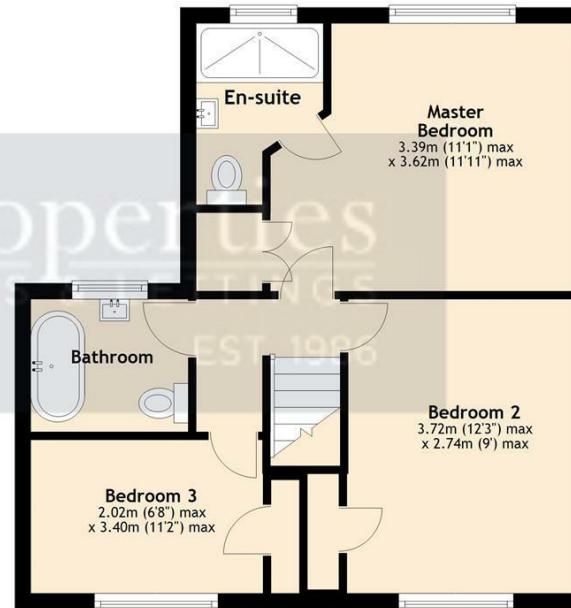


# Floor Plans

Ground Floor



First Floor



## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

**IMPORTANT:** Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.