



## 2 South Lodge

Leighton Buzzard, LU7 0EB

**Offers In Excess Of £500,000**





## 2 South Lodge

Linslade Road, Leighton Buzzard, LU7  
OEB

M & M Properties are exceptionally delighted to offer for the first time in over a generation, this GRADE II LISTED, DETACHED LODGE HOUSE which originates from being part of the original Stockgrove estate, situated at the very foot of RUSHMERE COUNTRY PARK backing directly onto hundreds of acres of managed historical woodland set within a CONSERVATION AREA, providing an extremely private environment surrounded by picturesque views. The property is being offered with NO UPPER CHAIN, providing any potential buyers with an opportunity to purchase a property of phenomenal historical importance.

### Location

South Lodge is located at the foot of Plantation Road, directly backing onto Rushmere Country Park owned by the Greensands Trust, surrounded at the back by open woodlands. The property is ideally situated close to numerous commuter roads to include the A5, A4146 and a bit further the M1, as well as close proximity to Aylesbury, Leighton Buzzard, Heath & Reach and Milton Keynes. Amenities in the vicinity include the Leighton Buzzard golf course, local shops in Heath & Reach as well as Rushmere Park itself.

### Entrance Hallway

Access through front door. Storage cupboard. Doors into all reception rooms and bathroom. Carpeted flooring. Electric Radiator. Stairs leading up to first floor landing.

### Living Room

15'6" (max) x 11'10" (max) (4.74m (max) x 3.61m (max))

Wooden flooring. Doors into kitchen and store room. Two sash style windows to front and side aspects. Radiator. In built Fireplace with feature surround hearth suitable for multi-fuel purpose.

### Dining Area

12'7" (max) x 12'2" (max) (3.86m (max) x 3.73m (max))

Carpeted flooring. Storage cupboard. Two sash style windows to front and side aspects. Radiator. In built Fireplace with feature surround hearth suitable for multi-fuel purpose.

### Study Area (Optional Bedroom 3)

8'4" x 7'8" (2.55m x 2.36m)

Carpeted flooring. Single glazed window to rear aspect. Electric radiator.

### Kitchen

11'1" (max) x 6'9" (max) (3.40m (max) x 2.06m (max))

Tiled flooring. Fitted with a range of wall and base level units with square edged laminate work-surfaces over. Complimentary tiling to splashback areas. Inset sink/drainage with chrome mixer tap over. Sash style window to front aspect. Space for a range of appliances. Built in 4 ring electric hob, single oven and grill and an extractor fan. Electric radiator.

### Store Room

Concrete floor. In built shelving. Door to outside garden.

### Bathroom

7'7" (max) x 5'2" (max) (2.33m (max) x 1.59m (max))

Lino flooring. Fully tiled to walls. Obscure single glazed window to rear aspect. Low level w.c, pedestal mounted hand wash basin with chrome mixer tap over. Walk in shower cubicle with wall mounted detachable shower head. Wall mounted electric heater. Vanity mirror.







#### First Floor Landing

Carpeted flooring. Hand rails on stairway. Storage cupboard above stairs. Doors into both bedrooms. Electric radiator. Single glazed window to front aspect.

#### Bedroom 1

11'10" x 11'10" (3.62m x 3.63m)

Carpeted flooring. Storage cupboard over stairs with additional storage cupboard in eaves. Two single glazed windows to front and side aspects. Electric radiator.

#### Bedroom 2

11'10" x 12'5" (3.62m x 3.81m)

Carpeted flooring. Storage cupboard over stairs with additional storage cupboard in eaves. Two single glazed windows to front and side aspects. Electric radiator.

#### Exterior & Gardens

The property rests on a very generous sized plot with a vast garden to the back and side of the property. At the front of the property is a small garden area with iron gates to the side enabling vehicular and pedestrian entry. A pathway leads to the front of the property accessed via the door at the back. The garden areas at the rear are well matured combining a host of stunning trees of numerous varieties, tall hedges, bushes, greenery and plants. There are two lawn areas with planted borders, enclosed by timber fencing. To the side of the property is a gate which houses the garage, storage sheds and consists of a further lawned area.

#### Parking & Garage

There is off road parking to the side of the property which is accessed through the double gates at the front between the two lodges. Additionally there could be potentially additional parking accessed off from Bragenham Lane. There is a garage and large storage sheds to remain.

#### Tenure

We as agents can confirm this property is freehold.

#### Council Tax Band

D





Floor Plan

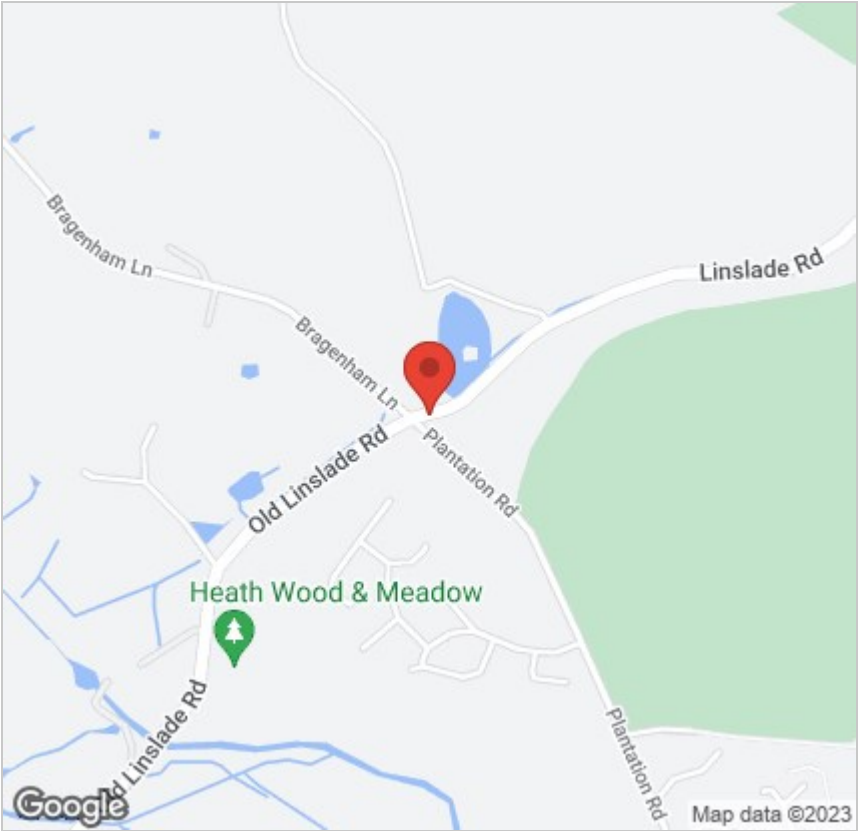


Viewing

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.

Area Map



Energy Efficiency Graph

