



Fir Trees, Plantation Road, Leighton Buzzard

Offers In Excess Of £1,100,000









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- Outstanding Family Residence
- Double Garage & Gated Driveway Parking
- Separate Detached Annex
- Swimming Pool & Pool Room
- Vast Potential for Improvement
- Four Double Bedrooms
- En-Suite & Walk in Wardrobe to Master
- 0.5 Acre Woodland Garden Plot
- Highly Popular Plantation Road in Leighton Buzzard
- Within Excellent School Catchments

M & M Properties are exceptionally proud to present 'Fir Trees' to the market for sale, which is a uniquely designed, outstanding one of a kind family residence with bags of potential for the new owners to create their dream home! The detached property rests on a generous woodland plot of over 0.5 acres, set well back from the roadside along the aspirational Plantation Road in Leighton Buzzard.

Fir Trees provides exceptional accommodation and an abundance of features for families of all sizes which include four double bedrooms, the master having a large en-suite and walk in wardrobe, three highly spacious reception rooms, a separate detached annex, double garage, swimming pool and a pool room.

An internal viewing comes highly recommended to fully appreciate this amazing opportunity to acquire such a stunning family home!



Leighton Buzzard is a thriving market town with a twice weekly market along a mostly Georgian High Street. The town is becoming well known for its convenient location for both London and the North and now provides a variety of traditional family-owned local shops, cafes, hairdressers, dentists, doctors, vets, pubs, restaurants and banks together with Tesco, Waitrose, Marks and Spencer, Morrisons, Homebase and Aldi to name a few.

This home is located just a short walk from Rushmere Country Park that was taken into ownership by the Greensand Trust in recent years to allow extensive woodland walks through the park, and onto Stockgrove Park that has been enjoyed by the public for decades.

Also within walking distance of the home is the well regarded local members Golf Course of Leighton Buzzard with full 18 hole course and clubhouse, and just further afield you can join the banks of the Grand Union Canal and walk for hours. Nearby is the City of Milton Keynes which provides superb shopping and leisure facilities including the impressive Xscape Centre housing the ski dome, an excellent theatre with regular shows, many restaurants and renowned purpose-built shopping complex.

To the North is the market town of Woburn with its selection of fine restaurants and three championship golf courses. Communications in the area are excellent with London North-western trains from Leighton Buzzard to London (Euston) from 29 minutes. London (Luton) airport is approximately twenty minutes away with the M1 (11a) motorway about a ten-minute drive. There is a wide choice of schooling within the area both state and private catering for children of all ages.







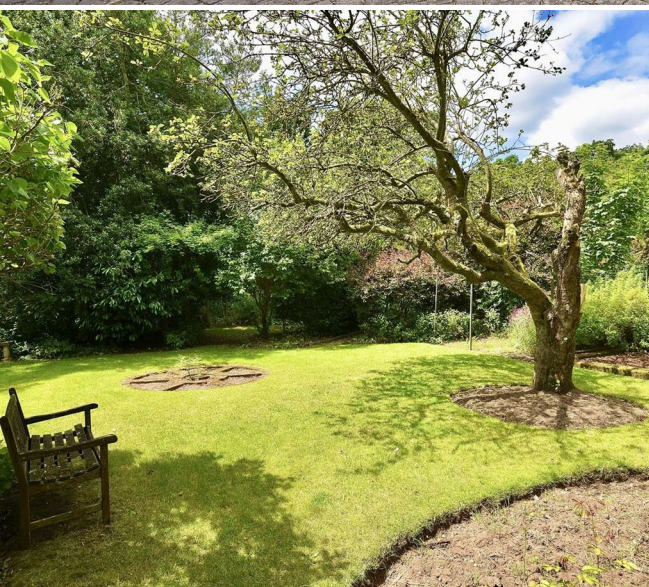
The property boasts over 2000 square foot of accommodation, carefully laid out over two floors with vast potential to add extensions and alterations should the new owners desire it. To the ground floor there is a central entrance hallway that has doors into all three of the generous sized reception rooms as well as into the downstairs WC.

The living room is over 24ft in length with french doors out to the garden and a feature fireplace. The additional family room is in the centre with a feature bow bay window overlooking the private garden at the rear and lastly there is the impressive 24ft Kitchen/Breakfast room with large dining space too. Rising up to the first floor landing there are four double bedrooms, the master having an en-suite as well as a large walk in wardrobe and lastly there is a family bathroom.

There is a separate detached annex on the ground floor which could be utilised perfectly for additional living accommodation as it provides a further double bedroom, bathroom and open plan living and kitchen space. There is also added potential to earn income from the annex in the form of privately renting or as an air b'n'b set up.

The property rests on a very generous 0.5 acres, ensuring the dwelling comes positioned with maximum privacy all around. To the front there is the large driveway and access into the double garage, as well as a mature front garden with gated access to the street and tall pine trees that shield the house in seclusion. To the right of the front door there is a gated access leading to the detached self contained annex, as well as round to a side courtyard where there is a large storage shed which can be ideally used for a workshop or working at home. On the left, there is a further courtyard with access into the pool room shower, as well as access out onto the rear garden.

At the back of the property is a stunning, beautifully maintained garden which is host to a number of flowers, planted features, hedges, trees and woodlands really encompassing the location. There is a large paved patio seating area directly off the house, with two separate pathways to walk around the large central lawn area. There are trees at the foot of the first section of the garden with a further lawned area behind and ten even further there is more land beyond this which would enable the next owners to really expand the garden should they desire.









# Floor Plans



## 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.