



**LITTLE MEAD
GREAT BILLINGTON
BEDFORDSHIRE**

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LEIGHTON ROAD
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BEDFORDSHIRE LU7 9BJ**

Leighton Buzzard c3 miles (Euston 29 mins), Tring c7 miles, Milton Keynes c16 miles

A generous south facing detached bungalow with stabling, outbuildings, barn and approaching ten acres in all.

GUIDE PRICE £1,000,000

THE PROPERTY

Built by the present owners in 1977, this well designed bungalow offers exceptionally spacious accommodation, taking full advantage of the southerly views. The entrance porch leads into a particularly large entrance hall, off which is defined separate living and bedroom accommodation. The large lounge has a wide bow window to the front making the most of the view, a brick fireplace with a multi fuel burning stove and an archway leading to the dining room, which has double glazed sliding doors to the patio. The kitchen/breakfast room is fitted with a comprehensive range of light oak wall and base units, together with a large central island. There are built in Hotpoint appliances, low voltage down lighters and wonderful views from the kitchen sink.

The Master Bedroom has a range of fitted wardrobe cupboards and an en suite shower room. The three further bedrooms will all accommodate a double bed and there is a family bathroom



OUTSIDE

The property is approached via double electric wooden gates, leading to a generous gravel driveway, with plenty of parking and turning space, central bed and lighting. There is an area of lawn at the front with an original well, a paved terrace to the side and a further expanse of lawn to the rear, Apple and Pear trees and a garden shed. There is also an external utility room and outside wc. There is security lighting all round.

The Garage and Stable Block is of brick construction and is divided into the following.

Three Stables each measuring **13'4 x 10'4** with light, power and water.

Double Garage 16'5 x 15'9 with twin up and over doors, together with light and power.

Garage/Workshop 23'9 x 15'8 with roller door and light and power.

The land is divided into three paddocks, with a mixture of post, rail and stock fencing. There is a large block built barn, with enclosed central section and an undercover section on either side.

SITUATION

Located on the periphery of the village, Little Mead enjoys uninterrupted views over surrounding countryside all the way down to Ivinghoe Beacon and Dunstable Downs. The small village of Great Billington is just three miles from Leighton Buzzard, which has a comprehensive range of shopping facilities, schooling for all ages and a fast and frequent rail service to London Euston.

There are excellent facilities close by for the equestrian, with Warehill Equestrian Centre at Eaton Bray and Bury Farm Equestrian Village at Slapton, both less than two miles away and offering all aspects of training and comprehensive facilities including indoor.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Replacement double glazing.

FIXTURES AND FITTINGS

All items included in the written text of these sales particulars are included. All others are expressly excluded regardless of inclusion in any photographs.

TENURE AND POSSESSION

Freehold with vacant possession on completion.

LOCAL AUTHORITY

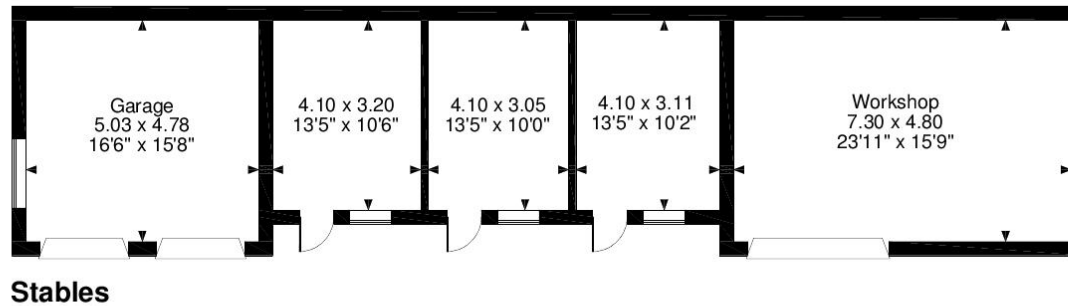
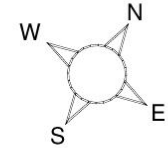
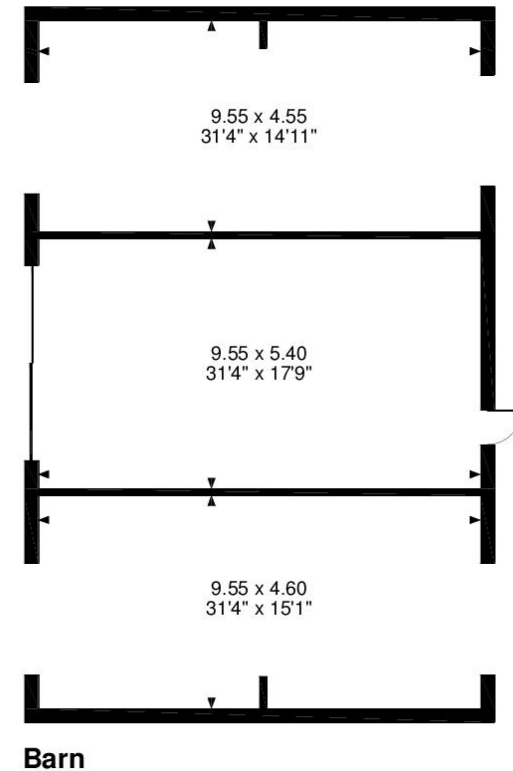
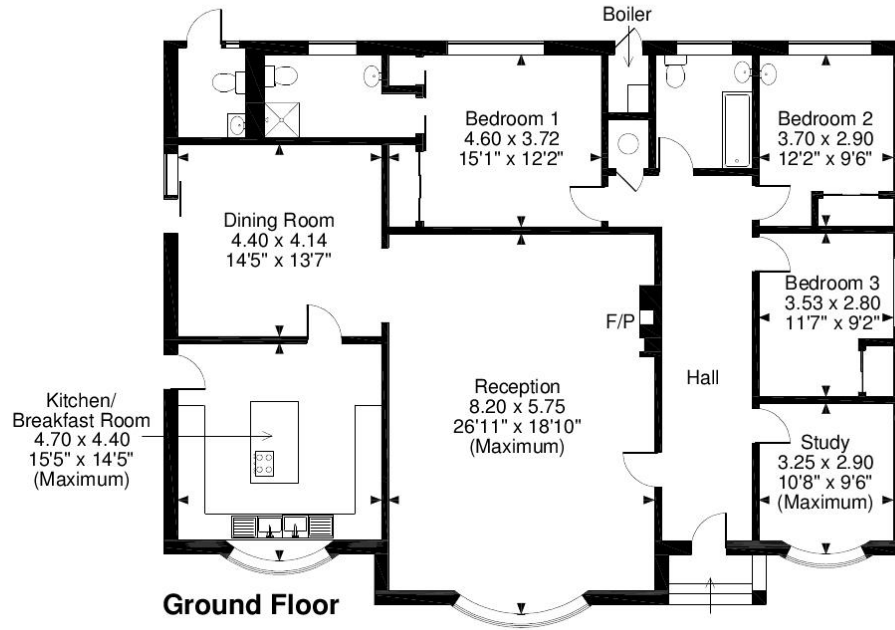
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Little Mead, Great Billington
Approximate Gross Internal Area
Main House = 1778 Sq Ft/165 Sq M
Garage & Workshop = 635 Sq Ft/59 Sq M
Stables = 426 Sq Ft/40 Sq M
Barn = 1527 Sq Ft/142 Sq M
Total = 4366 Sq Ft/406 Sq M
 Quoted Area Excludes 'External Boiler & W/C'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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