



Clovelly

Leighton Buzzard | Bedfordshire

FINE & COUNTRY





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212a Heath Road | Leighton Buzzard | Bedfordshire | LU7 3AU

A truly exceptional four/five bedroom detached modern and contemporary family home constructed in 2011, offering over 3350 sq. ft of spacious accommodation, nestled in a private location beyond electric gated access along the highly sought after location of Heath Road, Leighton Buzzard.

Welcome to Clovelly, an impeccably crafted four/five bedroom detached family residence, meticulously refurbished by its current owners to an exceptional standard, showcasing a seamless blend of modern design and contemporary elegance including underfloor heating throughout.

Spanning a generous 3357 sq. ft. across a single floor, this residence offers an abundance of living space adorned with numerous contemporary touches. A standout feature - and the heart of the home - lies in the expansive open plan kitchen/dining/family room spanning over 45ft. in length. It seamlessly extends onto a private courtyard patio area and a charming breakfast patio where you can relish the tranquil views of the beautifully landscaped south/east facing garden and catch the morning sun. Additional highlights of this detached residence include a charming sitting room, a formal dining room, ideal for family gatherings, a luxurious master en-suite bedroom overlooking the rear aspect, three further double bedrooms including two with en-suite facilities, a versatile and spacious games room/fifth bedroom, and a beautiful family bathroom. Adding to its allure, Clovelly provides complete seclusion from its surrounding area, enveloped by meticulously landscaped private gardens; an idyllic setting that offers an ideal backdrop for hosting formal gatherings or social events, providing a tranquil and inviting ambiance for all occasions.

Accessed via electric gates with an intercom camera entry system, Clovelly offers a prestigious entrance along the esteemed Heath Road, leading to a private driveway spanning approximately 80 metres. This impressive driveway leads to the residence, providing ample off road parking for several vehicles, while a double garage with electric doors awaits. Embracing the modern era of electric vehicles, the residence includes an EV charging point for added convenience.

Upon stepping inside, you're welcomed by a gracious entrance hall, exuding warmth and hospitality, seamlessly linking to a spacious sitting room positioned towards the rear of the home. The sitting room is adorned with a captivating, contemporary feature fireplace, creating an inviting space to cosy up with loved ones. Three double doors gracefully open from the sitting room onto the secluded courtyard patio area, extending the living space outdoors. Towards the front of the residence, a generously sized formal dining area awaits, offering an elegant setting for hosting formal gatherings with friends and family. An open walkthrough from the dining area unveils the impressive open plan kitchen/dining/family room, exceeding 45ft. in length. This modern space is adorned with contemporary finishes and provides delightful views of the private courtyard, breakfast patio, and rear garden beyond. The stylish kitchen area is appointed to the highest standards, featuring integrated appliances such as two double ovens with warming tray and microwave, an induction hob, fridge/freezer, dishwasher, Quooker hot tap, and a wine cooler, complemented by a stylish central island with seating and a further breakfast bar. A convenient utility room offers additional space for white goods and leads to separate cloakroom, ensuring practicality and convenience for daily living. The kitchen/breakfast/family area is bathed in natural light, thanks to its south-facing floor to ceiling double glazing, where the ceiling height extends to four meters offering views of the private courtyard patio area. This luminous space sets the perfect stage for seamless indoor/outdoor entertaining with friends and family through its double doors out, creating a harmonious blend of indoor comfort and outdoor serenity.





The luxurious master bedroom, positioned at the rear of the residence, maximises its vantage point overlooking the private formal garden, with double doors providing seamless access to the tranquil courtyard patio area. Enhancing the master suite are bespoke built-in mirrored wardrobes spanning the entire width of the room, offering ample storage without compromising on elegance. Completing this retreat is an elegantly appointed en-suite, adorned with floor to ceiling tiles, a low level Villeroy & Boch W.C, and a sleek walk-in shower, epitomising modern luxury. The second and third bedrooms offer generously sized double accommodations, each complemented by their own luxury en-suite shower rooms, ensuring comfort and convenience for both family members and visiting guests. Meanwhile, the fourth double bedroom also generously proportioned, presents a versatile space ideal for a home office, catering to the needs of those working remotely. Situated at the front of the residence, a spacious separate reception room serves as an excellent entertainment room, play room or a generous double sized bedroom, providing flexibility to accommodate various lifestyle preferences. Along the bedroom corridor, an opulent family bathroom awaits, meticulously refurbished to the highest standards with floor to ceiling tiles, a low level Villeroy & Boch W.C, a stylish wall mounted vanity wash hand basin, and a tiled panelled Villeroy & Boch bath, offering the perfect retreat to unwind and rejuvenate.

Stepping out from the open plan kitchen/dining/family room, double doors unveil a secluded courtyard area, while bi-folding doors from the family area seamlessly extend to the breakfast patio. Both outdoor spaces provide ample room for al-fresco dining, offering captivating views over the meticulously landscaped and private south/east facing garden. Bordered by mature hedges, trees, and fenced boundaries, the garden ensures a high degree of privacy, creating a serene oasis. The landscaped garden itself is a masterpiece of precision, featuring a lush manicured lawn bordered by an enchanting array of flower beds and meticulously trimmed box hedging. Nestled in one corner of the garden lies a designated covered breeze house seating area and additional patio space to catch the evening sun, offering the perfect retreat to bask in the tranquillity of Clovelly's grounds. For added indulgence, a Julian Christian garden building awaits with a fitted jacuzzi, providing an ideal spot for entertaining or unwinding amidst the peaceful surroundings. Extending along the south side of the residence, additional gardens unfold, showcasing a harmonious blend of nature and tranquillity. Here, amidst the lush foliage of plants and shrubs, a natural wildlife pond adds to the serene ambiance. At the front of the family home, concealed behind a laurel hedge, a secluded lawn beckons beneath the majestic canopy of an impressive black walnut tree. Nearby, a maple tree adds to the charm, casting a stunning sunset red hue across the garden during the autumn months, creating a picturesque scene that truly captivates the senses.

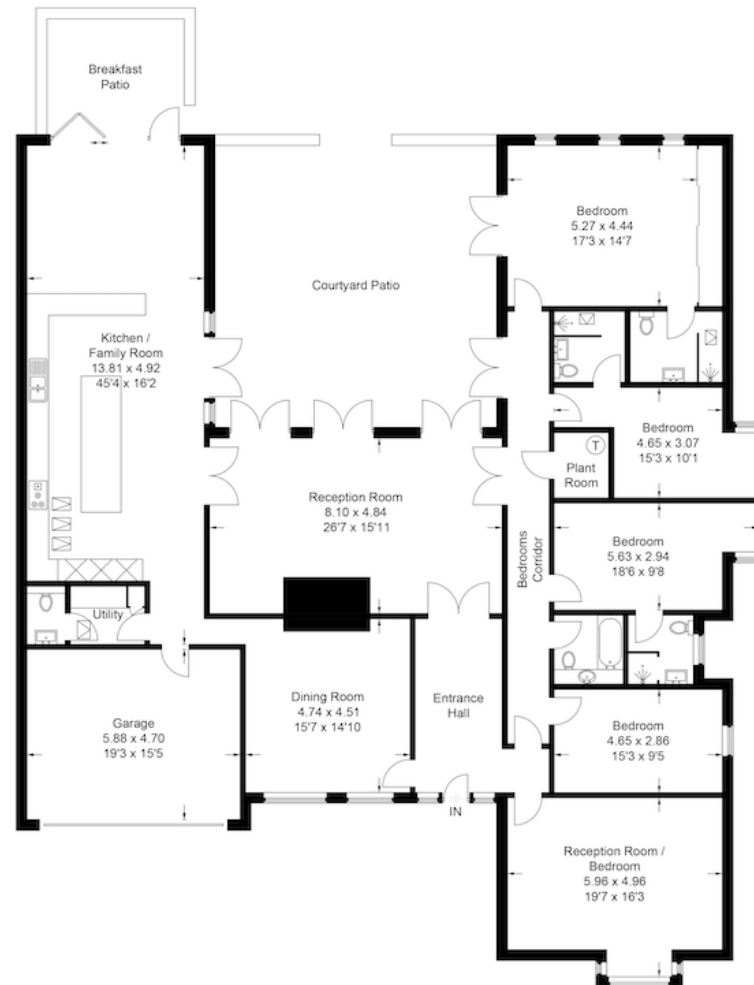


Heath Road itself is a highly sought after location situated to the north of Leighton Buzzard, and conveniently location within walking distance to the vibrant market town. Here, residents can enjoy a plethora of amenities, including local supermarkets, boutique stores, and a diverse array of pubs and restaurants. Families will appreciate the excellent schooling options nearby such as Heartwood Lower School, Oak Bank School, Doversy Down and Vandyke Upper School. For commuters, Leighton Buzzard offers superb transport connections to London with the M11 Junction under 10 miles away, whilst Clovelly offers residents the ability for commuters working in the capital to walk to Leighton Buzzards train station that connects the market town to London Euston from just 30 minutes, making Clovelly and Leighton Buzzard an ideal location for commuting to the capital or exploring the wider area.



- An Exceptional Four/Five Double Bedroom Detached Family Home
- Boasting Over 3350 sq. ft of Spacious Living Accommodation
- Impressive 45ft. Open Plan Kitchen/Dining/Family Room
- Formal Sitting Room, Dining Room, Games Room/Fifth Bedroom
- Master en-Suite, Two Further en-Suite Bedrooms & Luxury Family Bathroom
- Courtyard Patio, Breakfast Patio and Private South/East Facing Garden
- Integral Double Garage with EV Charging & Parking for Several Vehicles
- Highly Sought After Location Set Beyond Electric Gated Access
- Market Town with Local Amenities & Excellent Schooling Nearby
- Excellent Transport Links Connecting to London in Walking Distance

Approximate Gross Internal Area = 311.9 sq m / 3,357 sq ft
(Including Garage)



Additional Information

Tenure: Freehold

Gas, Mains Water, Electricity

EPC Rating: Band C

Council Tax: Band G

Local Authority: Central Bedfordshire Council

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Tel 01582 793116

Fine & Country Redbourn 51 High Street, Redbourn AL3 7LW

