



108 Tebworth Road

Wingfield | Leighton Buzzard | Bedfordshire | LU7 9QH

FINE & COUNTRY





A substantial five bedroom detached family home situated in approximately 3.5 acres of grounds and over 6800 sq. ft of spacious and versatile accommodation, incorporating two detached buildings offering an excellent opportunity for equestrian, multi-generational living, commercial business from home or residential development (STP), situated in the picturesque hamlet of Wingfield, and open countryside views across Bedfordshire.

Nestled amidst the serene countryside landscape within the picturesque hamlet of Wingfield, just on the outskirts of Toddington village in Bedfordshire, stands an exceptional five bedroom detached family residence. Set within approximately 3.5 acres of sprawling grounds and paddock, this residence offers over 3700 sq.ft. of expansive living space. Upon entry, the family residence showcases three distinct reception areas, including a grand formal sitting room spanning an impressive 25ft. in length. The heart of the home lies in its refitted open plan kitchen/breakfast room seamlessly flowing into the formal dining space. This family haven boasts five generously sized double bedrooms, highlighted by a master en suite bedroom featuring a delightful roof terrace offering panoramic views on the private grounds and nearby countryside. A guest suite bedroom and a modern refitted family bathroom further complement this family abode. Adding to the allure of this detached retreat is a detached barn, currently configured as a golf training centre, offering a versatile space ideal for blending business with home life. Plans envisioned by the current owners outline an excellent opportunity for conversion into an annexe for multi-generational living or a development venture, pending planning consents. Additionally, the property features supplementary outbuildings complete with garaging and stabling, presenting an enticing prospect for a home gym. Further plans include the transformation of this space into a modern and stylish gym/pool room, or alternatively, equine enthusiasts may opt to utilise it for stabling and equestrian facilities, seamlessly integrating their passion into the comfort of home.

Upon stepping into this detached family residence, you're greeted by a bright and inviting entrance hall that leads seamlessly into a remarkable triple aspect formal sitting room spanning over 25ft. in length. Within this cosy haven, a crackling log burning stove beckons loved ones to gather, whilst double doors at the rear open out onto a vast rear garden and entertainment area, perfect for hosting gatherings. Positioned at the front of the home are two additional reception rooms, offering versatile space for various needs. The main home office provides an ideal environment for remote work, while the adjacent family room can easily transform into a home exercise room, or a delightful children's playroom for added convenience. Continuing down the entrance hall, you'll find a convenient downstairs cloakroom and a separate utility room, offering ample storage and space for essential appliances. The heart of the home lies within the open plan kitchen/breakfast room, seamlessly flowing into the dining area. Modernised by the current owners, the kitchen boasts a stylish array of base and wall mounted units, complemented by elegant granite countertops, an integrated dishwasher, a charming Butler's sink, and provisions for a Range Master oven and fridge/freezer. A central island adds further functionality, featuring additional storage, a secondary sink, and a convenient breakfast bar, whilst an opening leads to a designated formal dining space to host formal and social gatherings with friends and family. Beyond the kitchen/breakfast room, an opening lead to a practical boot room and a separate store room, enhancing daily living with added convenience. Access from here also extends to the formal sitting room, completing the fluid layout of this thoughtfully designed home.

Ascending from the main entrance hall, the staircase leads to the first floor landing, unveiling a sanctuary of comfort with five double bedrooms, each offering its own allure. Among these, the impressive master en suite bedroom stands out, providing a haven of luxury and tranquility. Located at the rear of the first floor, the master suite offers expansive double sized accommodation adorned with fitted built in wardrobes. The recently refurbished four-piece en suite bathroom, featuring a low level W.C., a vanity wash hand basin with storage underneath, a walk-in shower cubicle, and a freestanding bath, inviting relaxation and indulgence. Adding to its allure, the master bedroom opens onto a roof terrace, offering an elevated prospective of the private garden, paddock and picturesque countryside beyond. Facing the front of the residence, the dual aspect guest double bedroom enjoys sweeping views of the surrounding countryside and boasts its own en suite shower room, ensuring comfort and convenience for visiting family or guests. Meanwhile, the third bedroom offers spacious double accommodation with built-in wardrobes, while the fourth and fifth bedrooms, both generously double sized, afford picturesque vistas of the rear garden, paddock and countryside beyond. Completing the first floor is a newly refitted and modern dual aspect family bathroom, designed to pamper and rejuvenate. Adorned with a low level W.C., 'His & Hers' wash hand basin with storage underneath, a heated towel rail, a walk-in shower, and an oversized bath with tile panelling, this bathroom provides a serene retreat for relaxation and unwinding, elevating the daily routine to a luxurious experience.

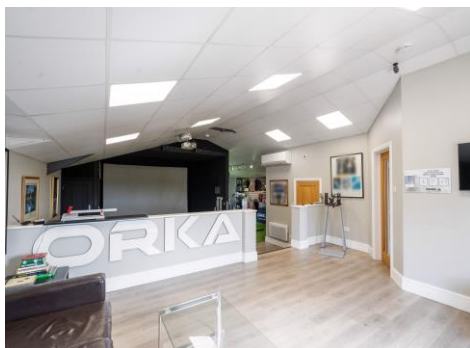




Approached through dual wooden gated entrances equipped with electric access, a sprawling gravel driveway welcomes you with ample off road parking for multiple vehicles, leading to both the existing golf training centre and the detached main residence. Adjacent to the residence stands a newly constructed triple garage, featuring electric operated doors and a EV charging point, offering further parking convenience. The detached golf centre presents a remarkable opportunity for a commercial venture from the comfort of home. Additionally, plans conceived by the current owners propose its conversion into a separate dwelling or annexe, ideal for multi-generational living or as an investment opportunity, subject to pertinent planning consents. Adjacent to the golf centre, an additional outbuilding houses supplementary garaging, a home gym/studio, stabling and other facilities. The current owners have obtained planning consents to transform this space into a modern and stylish studio/gym & pool room, pending the acquisition of necessary planning permissions. For those with equine interests, the stabling and outbuildings offer ample space for equestrian facilities, providing a home for both owners and their horses alike. Beyond practicality, the rear garden beckons from the formal sitting room, opening onto a sizeable patio area perfect for al-fresco dining and hosting social gatherings amidst picturesque views of the formal garden and paddock beyond. The main garden exudes tranquillity, with a lush lawn bordered by flower beds and fenced boundaries ensuring privacy. At the garden's edge, a picket fence and gate lead to an expansive paddock, enveloped by mature hedges and trees, offering an idyllic and space for family leisure activities, whilst enjoying the surrounding tranquil environment.

Wingfield is a rural hamlet within the surrounding scenic Bedfordshire countryside, and is well located to local amenities and excellent schooling in the nearby Bedfordshire village of Toddington. In addition, the nearby market town of Leighton Buzzard offers further extensive shopping facilities for added convenience. Wingfield also offers excellent transport links to London with the M1 Junction 11a approximately 3 miles away, whilst an efficient rail service from Flitwick or Harlington connects to St. Pancras within 45 minutes, making Wingfield an ideal location for those wishing to commute to the capital, or exploring the wider area.

- Substantial Five Double Bedroom Detached Residence
- Approximately 3.5 Acres of Private Grounds & Paddock
- Spacious Accommodation Reaching Over 6870 sq.ft.
- Multi-Generational Living and Equestrian Opportunity
- Development Potential or Business Venture from Home
- Open Plan Kitchen/Breakfast/Dining & Three Further Receptions
- Master en Suite & Roof Terrace, Guest en Suite, Family Bathroom
- Vast Off Road Parking & Newly Built Triple Garage & EV Charging
- Picturesque Setting with Bedfordshire Countryside Views
- Excellent Transport Links to London Nearby



Property Information

Tenure: Freehold
 Oil Heating, Septic Tank, Electricity
 EPC Rating: Band D
 Council Tax: Band H
 Local Authority: Central Bedfordshire Council

N.B. In relation to plans drawn by the current owners for the two outbuildings, further information is available upon request.

Approximate Gross Internal Area
 Ground Floor = 203.6 sq m / 2,191 sq ft
 First Floor = 143.8 sq m / 1,548 sq ft
 Outbuildings = 291.0 sq m / 3,132 sq ft
 Total = 638.4 sq m / 6,871 sq ft



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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THE PROPERTY MISDESCRIPTIONS ACT 1991

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