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4 Rowden Farm Barns, Ledburn, Leighton Buzzard,
Buckinghamshire, LU7 0QD

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Offers In Excess Of £400,000

Hunters are delighted to market this one of a kind opportunity, to purchase a two bedroom barn conversion within Rowden Farm Barns, set within an idyllic setting and surrounded by open country. Offered with NO ONWARDS CHAIN.

Beautifully updated by the current owners this stylish yet unique property offers an open living space, with a well appointed kitchen and cloakroom. With the two double rooms and a four piece bathroom suite to the second floor.

Surrounded by open countryside this property is also energy efficient with a ground source heat pump system that provides central heating, downstairs underfloor heating and hot water.

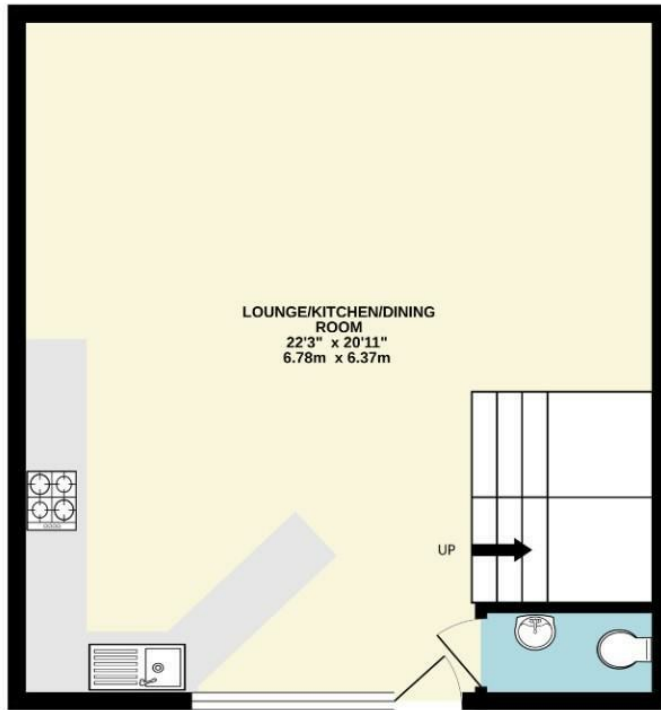
The property also benefits from secure video gated entry, a carport with an additional parking space and visitor bays, an allotment, stunning communal grounds with a beautiful wildlife pond and landscaped gardens.

Situated between Mentmore and Ledburn Village, Rowden Farm Barns is located in the county of Buckinghamshire, England. It is situated approximately 4 miles south-west of the town of Leighton Buzzard and 7 miles north of Tring. Mainline railway links provide services to London Euston and the North and it is well positioned for road links to the M1 and M25 motorways.

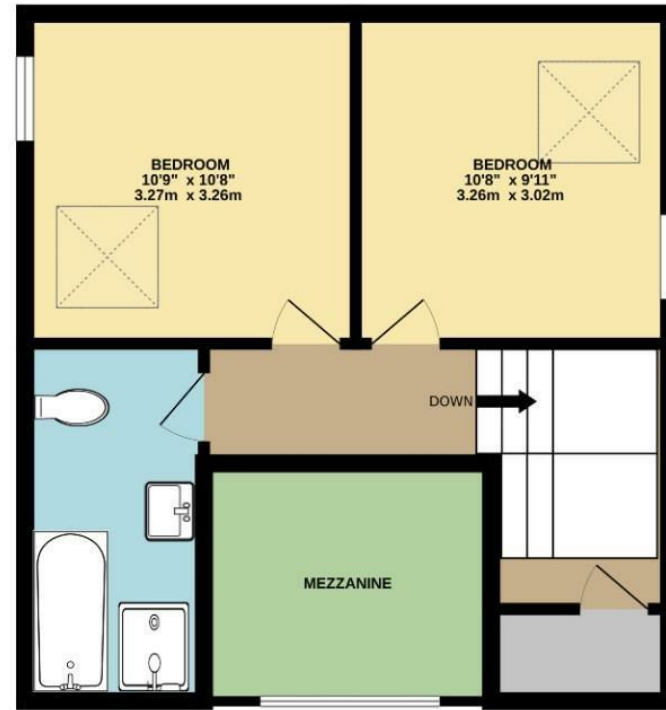
The area has picturesque walks, surroundings and historic architecture with Ledburn being a hamlet in the parish of Mentmore with the landmark Mentmore Towers, a grand country house built in the mid-19th century. An example of neo-Renaissance architecture and was designed by the architect Sir Joseph Paxton. It served as a residence for the Rothschild family and is now privately owned.

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GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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