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Byworths House Vicarage Road, Leighton Buzzard, LU7 2LP

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Offers In Excess Of £1,150,000

- FIVE BEDROOM DETACHED FAMILY HOME
- RARE OPPORTUNITY
- WELL APPOINTED KITCHEN/BREAKFAST ROOM
- TWO EN-SUITES and FAMILY BATHROOM
- GENEROUS SIZE PLOT
- WEALTH OF CHARACTER
- THREE RECEPTION ROOMS
- TWO CELLARS
- AMPLE DRIVEWAY PARKING with GARAGE
- SOUGHT AFTER LINSLADE LOCATION

Hunters are delighted to market this rare opportunity to purchase this truly stunning one of a kind property, located within close proximity to Leighton Buzzard town centre and walking distance to the mainline railway station.

Byworths house formerly Saint Barnabas Vicarage was built for Rev. W.Esdaile Richardson in 1854. The current owners are the first lay people to own the house, which they have owned since 1982.

This unique and beautifully presented home blends modern living with history to create a wonderful family space full of character. This property boasts a wealth of character such as wooden window shutters, high ceilings, well appointed kitchen, beautiful and working fireplaces.

The ground floor accommodation consists of a warm welcoming entrance hall, downstairs cloakroom, sizeable living room, drawing room, dining room, kitchen/breakfast room, utility and stairs leading down to the two cellars.

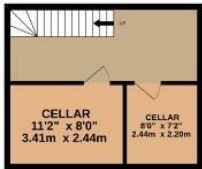
To the first floor there are four double bedrooms and a single bedroom, two of the bedrooms have en-suites and the remaining three are served by the family bathroom. From the first floor is access to the loft with a further four rooms which offers scope to convert into additional bedroom accommodation.

The house sits in the centre of the plot, with a gravelled driveway leading to ample parking and the garage. The property further benefits from a generous sized front lawn with mature borders, the rear garden again generous in size is mainly laid to lawn with beautiful flower beds and mature trees.

Leighton Buzzard benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

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CELLAR
281 sq ft (26.1 sq.m.) approx.



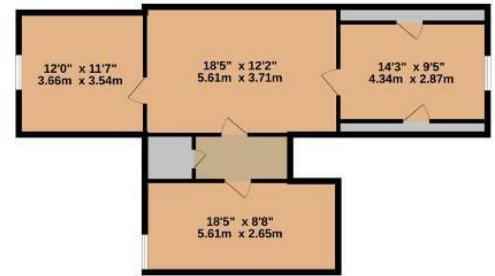
GROUND FLOOR
1469 sq ft (135.4 sq.m.) approx.



1ST FLOOR
1433 sq ft (132.3 sq.m.) approx.

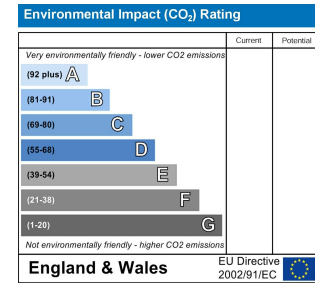
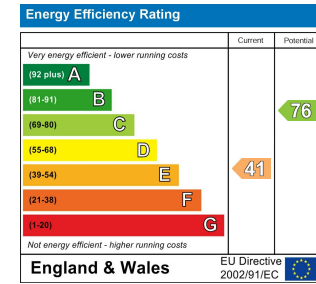


LOFT
758 sq ft (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 3940 sq.ft. (366.1 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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Ground Floor Accommodation

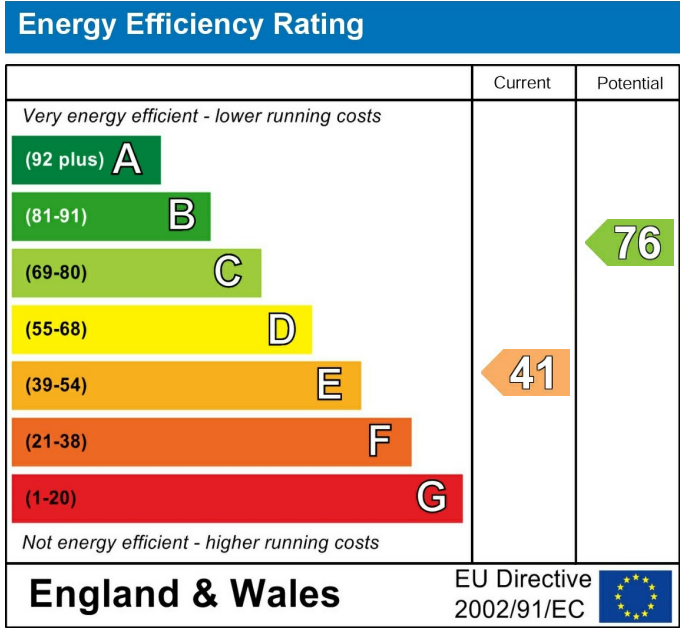
Entry to the vestibule via panel wooden doors with parquet flooring, from here is a two piece cloakroom and double doors opening to the main hallway. The main hallway flows through to a lounge with a cast fireplace, drawing room with French doors opening to the rear garden. An impressive dining room with two windows overlooking the generous sized garden. A well appointed kitchen/breakfast room featuring an AGA that leads from the hallway, there is also a pantry and an integral door leading to the garage. The hallway also has stairs rising to the first floor, and stairs down to the two cellars.

First Floor Accommodation

From the impressive landing are four double bedrooms and a single bedroom. Two of the double bedrooms benefit from en-suites. There is also a four piece bathroom suite, plus a separate W/C. From the landing is the loft access to four additional rooms, which offers scope to convert into additional bedroom accommodation.

Grounds

Rare for a Town Centre property, Byworths House sits on an impressive plot, offering ample driveway parking, with access to the integral garage. The vast front garden is laid to lawn, with a characterful parameter wall and flower beds with mature trees and shrubs. The rear garden again impressive as the front is mainly laid to lawn with patio seating areas and featuring a stone wall bordering the boundaries.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









