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Corner Farm, 85 Leighton Road, Stanbridge, Leighton  
Buzzard, LU7 9HW

# Corner Farm, 85 Leighton Road, Stanbridge, Leighton Buzzard, LU7 9HW

## Offers In Excess Of £1,250,000

- FIVE BEDROOM FAMILY HOME
- THREE EN-SUITES and FAMILY BATHROOM
- CLOAKROOM and UTILITY ROOM
- SEPARATE BUILDING with GYMS, SAUNA/SHOWER ROOM and KITCHEN
- TWO ACRES PADDOCK and MENAGE
- FOUR RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- DOUBLE GARAGE and SINGLE GARAGE
- STABLES
- PICTURESQUE VIEWS OF THE SURROUNDING COUNTRYSIDE

Hunters are pleased to market this FIVE BEDROOM family home in excess of 3500 SQ FT boasting a TWO ACRE PADDOCK, MENAGE and STABLES. Located in the popular village of Stanbridge, with picturesque views of the surrounding countryside.

Offering versatile and flexible living accommodation this wonderful property comprises; entrance porch, entrance hall, living room with a feature fireplace, generous size dining room, kitchen/breakfast room, two further reception rooms, office, cloakroom and two utility rooms.

Upstairs there are five bedrooms, three of which have en-suites, family bathroom and dressing room to master bedroom which also enjoys stunning views out from the Juliet balcony.

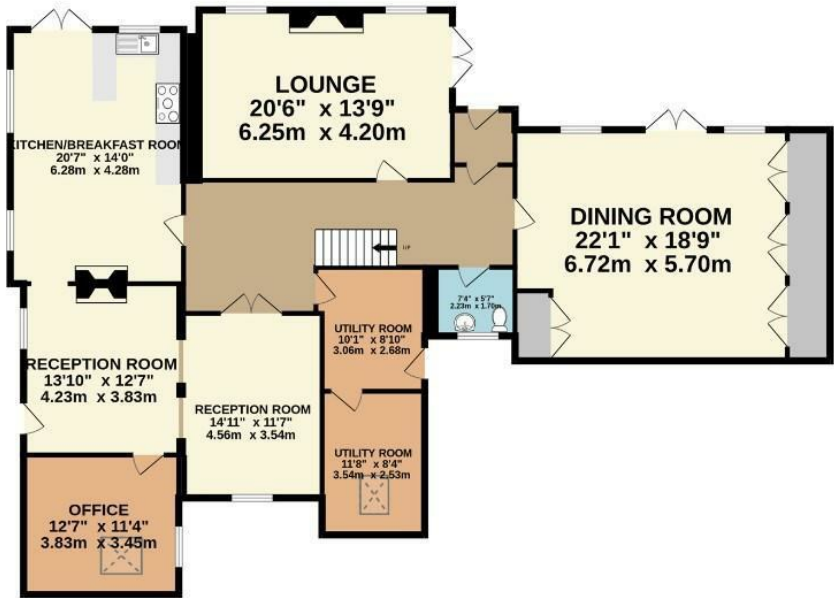
Externally through the electric gates there is ample driveway parking, double garage, three brick built stables, Large hay barn, feed room, two acre paddock, fully enclosed ménage, hard standing area for horse boxes with its own private entrance, access to water and electricity and some further dilapidated stables.

The property also boasts a separate outbuilding which currently offers two gym areas, sauna/shower room and separate kitchen. There is a single integral garage to the building. This lends itself for a commercial premises, annex or could be developed into another residential dwelling (STNPP)

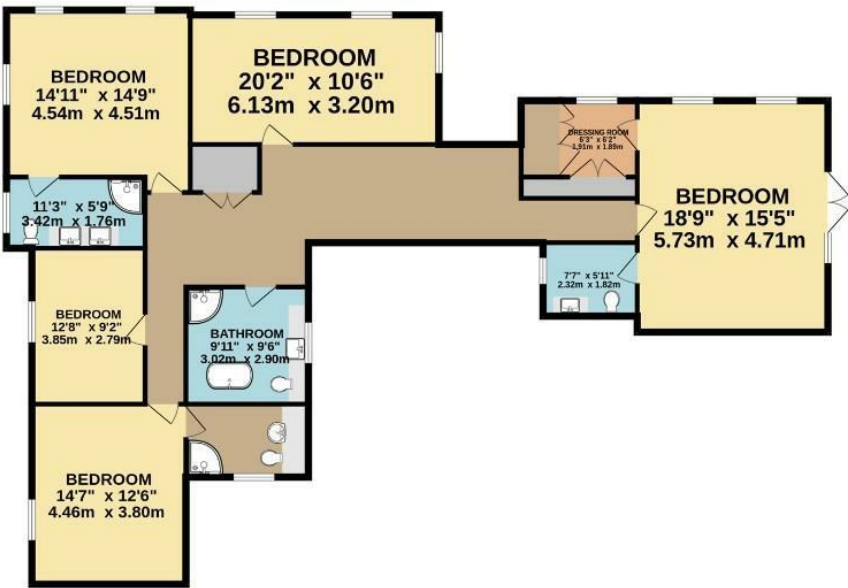
Stanbridge has a vibrant village community and benefits from a Junior School, Five Bells public house and Community Hall shared with the neighbouring village of Tilsworth. Within close proximity is the market town of Leighton Buzzard which provides good local facilities and a mainline train station to London Euston.

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GROUND FLOOR  
1994 sq.ft. (185.2 sq.m.) approx.



1ST FLOOR  
1684 sq.ft. (156.5 sq.m.) approx.



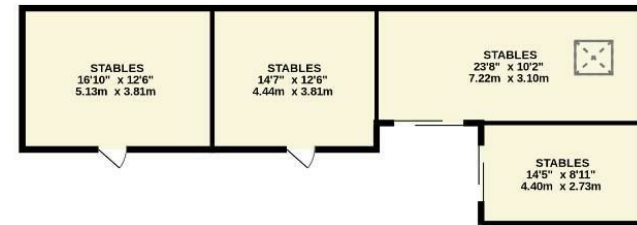
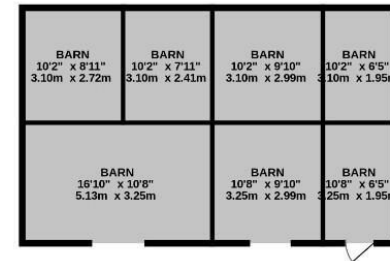
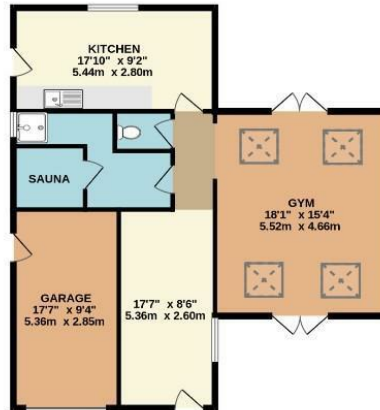
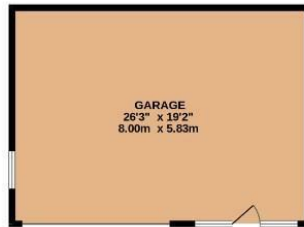
TOTAL FLOOR AREA : 3678 sq.ft. (341.7 sq.m.) approx.

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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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (82 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

2865 sq.ft. (266.1 sq.m.) approx.



TOTAL FLOOR AREA : 2865 sq.ft. (266.1 sq.m.) approx.

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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.







