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The Hay Loft Miletree Road, Heath And Reach, Leighton Buzzard, LU7 9LA

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£875,000

Hunters are delighted to market this absolutely stunning four bedroom barn conversion, set within a private complex and surrounded by the open countryside in the Bedfordshire village of Heath and Reach.

As you step through the front door you are greeted by a well appointed and stylish kitchen with triple aspect windows allowing plenty of natural light through. From the kitchen the property opens to an impressive inner hallway with stairs rising to the first floor and downstairs cloakroom. The generous sized dining room has space for an 8 seater dining table. The lounge with its vaulted ceiling and inglenook fireplace gives an elegant and spacious feeling, the lounge opens to the rear garden and there is also a second stair case leading to a double bedroom.

The second floor landing is split by the original beam. From the landing our three beautiful double bedrooms with an en-suite to the current guest bedroom. The three piece family bathroom with a roll top bath completes the first floor.

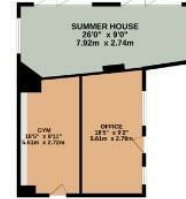
The elegance and space also reflects in the garden, with a garden room/summer house overlooking the pond and garden. The garden has two seating areas, one is covered with wisteria while the upper seating area gets sun all day long. The garden also has its own bar offering a place to entertain in the summer months.

It doesn't stop there, this property also boasts a home gym and home office. There is driveway parking for multiple vehicles.

Overall this property is truly stunning, beautifully presented throughout with versatility. A must see!

The property is located near to Rushmere Country Park which contains some walks and lakeside views. Local shopping facilities are available in Leighton Buzzard and Woburn. Heath and Reach has a number of amenities including a shop and several pubs. The area is very accessible with the M1 motorway. Commuting facilities are available from Leighton Buzzard to Euston within 30 minutes.

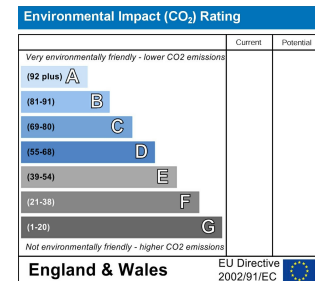
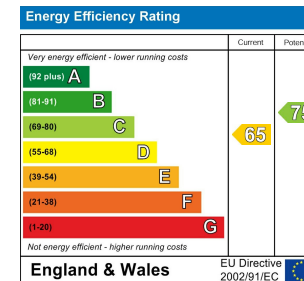
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TOTAL FLOOR AREA : 3078sq.ft. (286.0 sq.m.) approx.

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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- FOUR BEDROOM BARN CONVERSION
- GARDEN ROOM/SUMMER HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING SIZEABLE GARDEN
- TWO RECEPTION ROOMS

- OVER 3000FT LIVING SPACE
- HOME OFFICE SUITE PLUS GYM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- VILLAGE LOCATION
- INTERACTIVE VIRTUAL TOUR

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.







