



HUNTERS[®]
HERE TO GET *you* THERE

2 Tythe Gardens, Stewkley, Leighton Buzzard, LU7 0HF

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Offers In The Region Of £900,000

- FIVE BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- MAIN BEDROOM with EN-SUITE
- SOUGHT AFTER VILLAGE LOCATION
- DOUBLE GARAGE and GATED DRIVEWAY
- CLOAKROOM and UTILITY ROOM
- GARDEN ROOM
- LANDSCAPED REAR GARDEN
- INTERACTIVE VIRTUAL TOUR

Hunters are truly delighted to market this rare opportunity to purchase a five bedroom beautifully presented detached home that has been a wonderful family home for the owners for the past twenty nine years and tucked away on a secluded lane within the picturesque village of Stewkley.

Featuring high end features and including a Laconche hand built Range from Burgundy, France which are used in commercial professional kitchens.

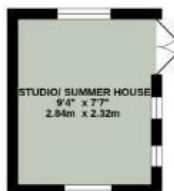
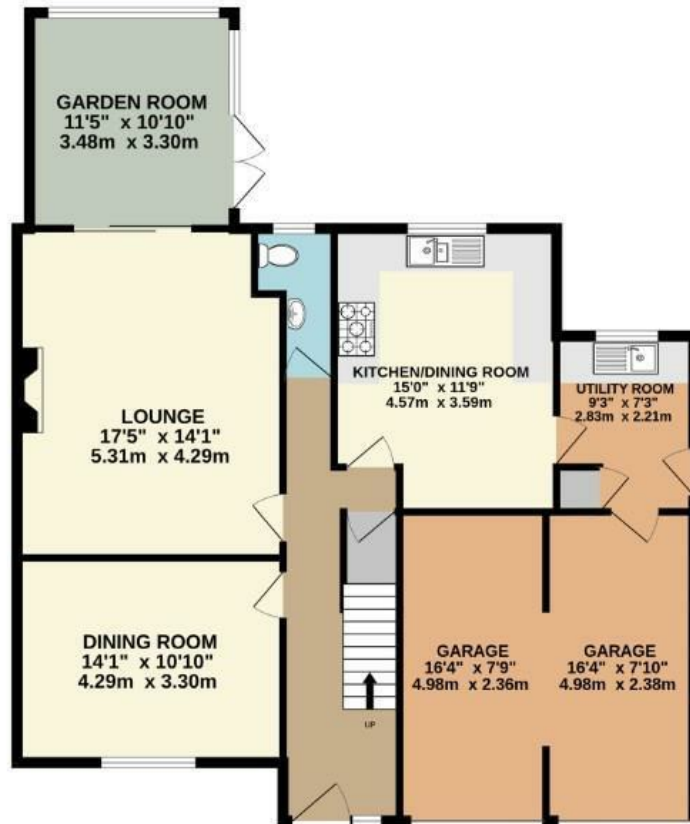
Offering versatile and flexible living accommodation with a lounge featuring gas fire with a marble surround, patio door opening up into the garden room featuring reclaimed Maple wood flooring. The well-appointed kitchen has been finished to a high standard with a wealth of features such as Angolan Black Granite worktops supplied by Stewkley Stone, a Franke Stainless Steel Sink, bespoke kitchen units supplied by Caledonia, Italian porcelain flooring and not forgetting the Laconche 'Macon' hand built range cooker. The separate dining room, utility room and downstairs cloakroom complete the ground floor.

The Neville Johnson staircase leading to the first floor is made from Oak with a 'Cherwell' design. The first floor benefits from five double bedrooms with an en-suite shower room to the main bedroom, plus a three piece family bathroom.

Externally this property benefits from an outdoor studio/summer house which comes with lighting, power, plus two external waterproof sockets, built in 2020. The rear garden has been beautifully landscaped and is mainly laid to lawn with mature flower beds, trees and shrubs and a hand built water feature.

The front gated driveway offers parking for multiple vehicles with access to the double garage.

GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR
870 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 2098 sq.ft. (194.9 sq.m.) approx.

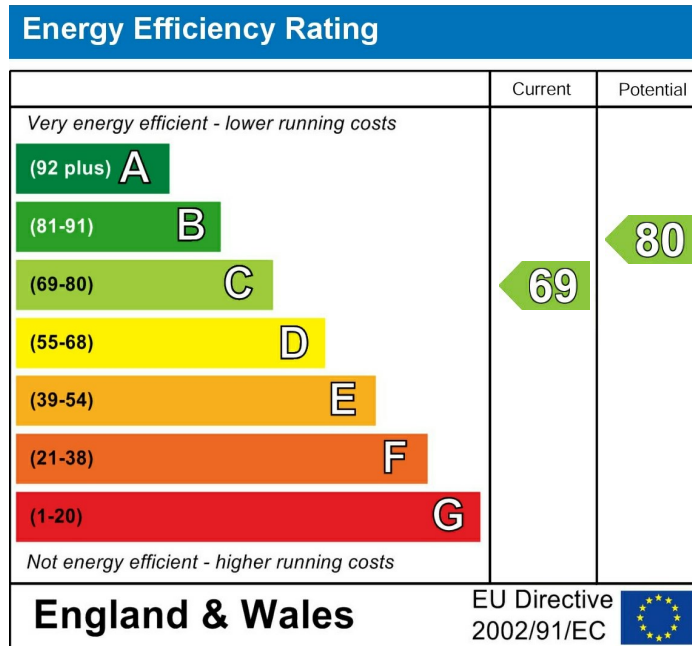
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Location

Stewkley is a beautiful Buckinghamshire village in the catchment of both Aylesbury grammar schools. St. Michael's Primary School in the village is rated good by Ofsted. Swanbourne, Akeley Wood and Stowe private schools are also nearby. It is a short drive of five miles to Leighton Buzzard station (31 minutes to London Euston). Milton Keynes and Aylesbury are also nearby. The M1, M40 and M25 motorways are also a short drive away.

The local recreation ground with its array of sports clubs, beautiful Norman church, shop and pubs are all a short walk away and the local golf club is a two minute drive.



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.









