



**Silvert Street, Cublington**

LU7 0LJ

**Guide Price £500,000**



**HUNTERS®**  
HERE TO GET *you* THERE



# Orchard Ground Farm, Silver Street, Cublington

## DESCRIPTION

Tucked away within the picturesque Buckinghamshire village of Cublington, surrounded by open countryside. Hunters are delighted to market this well presented and extended three bedroom thatched cottage, offered with NO ONWARD CHAIN.

Offering a wealth of charm and character, this property offers an entrance porch, which leads through to an entrance hall with two built in cupboards. Off the entrance hall is a family room which leads to a cosy lounge with exposed beams and a feature fireplace. Across the back is modern edition to the property which boasts a kitchen/dining/family room with patio doors leading out to the garden. The ground floor also offers a well-appointed bathroom with rolltop bath, cloakroom and utility room. Upstairs benefits from three bedrooms.

Externally this cottage offers a gated carriage style driveway with parking for up to 10 vehicles and a garage/workshop, which also has an inspection pit for any keen car enthusiasts. The south west facing rear garden is fully enclosed and has a paved seating area ideal for entertaining.

This charming property has also had the thatched roof replaced in 2021, along with a renewed hot water system. This property is truly a rare find with all that it has to offer with even further scope to extend (STNPP).

Cublington is within easy access to Milton Keynes, Aylesbury and Leighton Buzzard. Leighton Buzzard station is just a short drive away which benefits from direct trains into London Euston in just over 30 minutes. The village also benefits from a church, pub and nursery school.





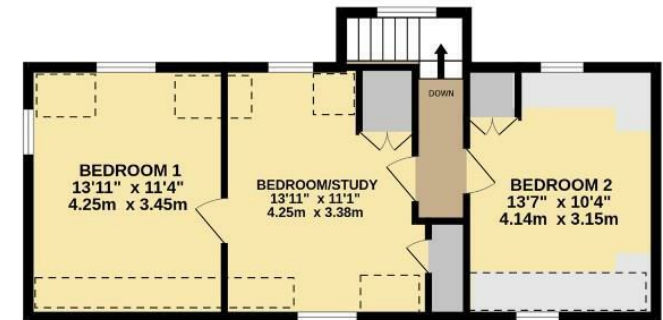




GROUND FLOOR



1ST FLOOR



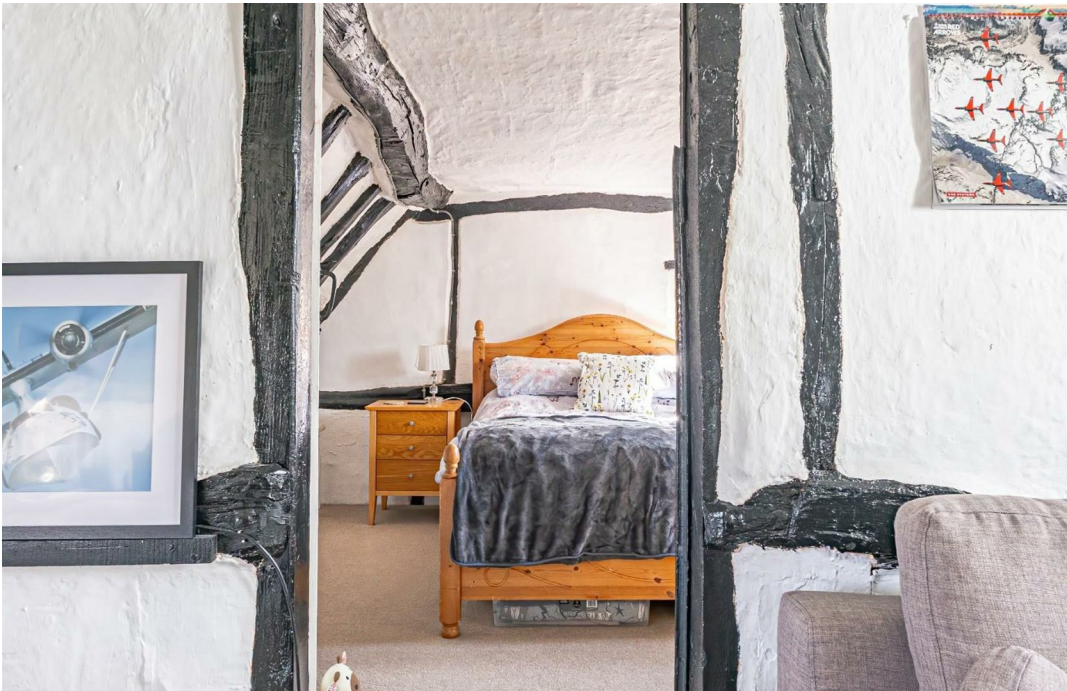
TOTAL FLOOR AREA : 1900 sq.ft. (176.5 sq.m.) approx.

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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

## Thinking of Selling?

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.

