



HUNTERS[®]
HERE TO GET *you* THERE

Holly Cottage, 45 Peddars Lane, Stanbridge, Leighton
Buzzard, LU7 9JD

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Offers In Excess Of £1,500,000

- SUPERB CONDITION THROUGHOUT
- ELECTRIC GATED CARRIAGE DRIVEWAY
- SAUNA and STEAM ROOM
- HOT TUB and FIRE PIT
- INTEGRATED DENON MEDIA SPEAKER SYSTEM
- PADDOCK with OUTBUILDING / STABLE / GARAGE
- OUTSTANDING VIEWS to REAR and SIDE ASPECT
- MASTER BEDROOM SUITE with WALK-IN WARDROBE
- FIVE BLOCK GARAGE
- BARN STYLE GARDEN ROOM with BAR/ BARBECUE and PIZZA OVEN

Set amidst approximately an acre of exquisitely landscaped gardens, with an additional 0.6 acre paddock offering further allure, this immaculately presented detached residence is a masterclass in luxury and design.

Arrival is nothing short of regal, via secure electric gates that open to reveal a sweeping carriage driveway leading to a substantial five-bay garage complex. Currently configured as three garages, a fully equipped workshop, and an opulent gym complete with a sauna and steam room, the property also offers a discreet second set of electric gates for seamless exit.

The home itself is a triumph of craftsmanship, finished to the highest standards with fastidious attention to detail throughout. State-of-the-art features abound, including a 16-camera video entry system, underfloor heating across the ground floor and all en-suite bathrooms, sleek screwless brushed chrome sockets, and a sophisticated Denon sound and media system offering ambient audio at every turn.

The kitchen is a chef's dream: gleaming quartz worktops and splashbacks, a 5-in-1 'Quooker' cube tap, and a full suite of integrated Neff appliances, including a Wi-Fi-enabled oven and microwave, and a programmable induction hob, all come together to create a culinary haven. An expansive utility room houses bespoke wine storage, a top-of-the-range Beam central vacuum system, and ample space for an American-style fridge freezer.

Underfoot, the flooring is a warm solid oak boards and indulgently thick pile carpets, setting the stage for elegance and comfort. The home offers four generously proportioned bedrooms, crowned by a sumptuous main suite that commands breathtaking views across open fields. A grand walk-in wardrobe and dressing room flow effortlessly into an en-suite bathroom designed for pure relaxation.

Outside

Outside, the grounds are a verdant paradise, lovingly manicured and made for entertaining. The pièce de résistance is an extravagant entertainment barn, complete with a bar, rotisserie barbecue, pizza oven, and a fully outfitted kitchen including a dishwasher. For those magical summer evenings, unwind beside the fire pit or slip into the hot tub, surrounded by twinkling lights and the gentle hush of the countryside.

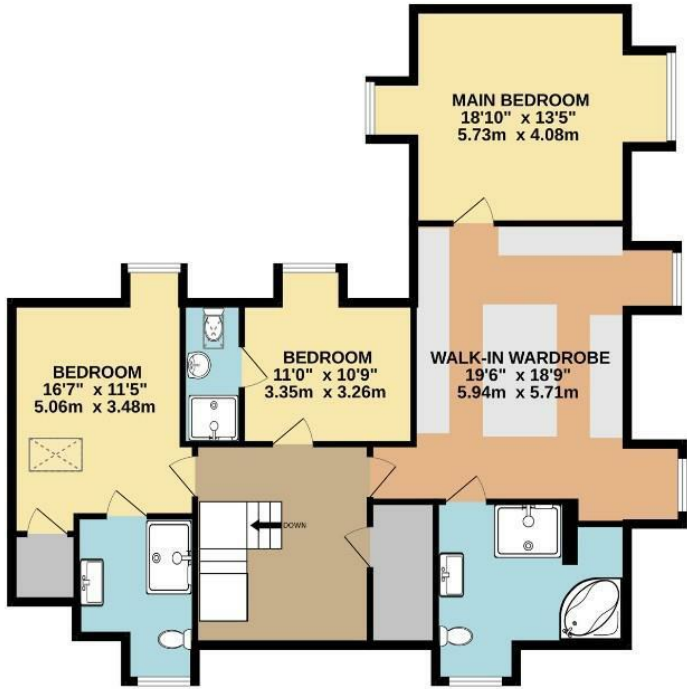
Location

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.

GROUND FLOOR
1919 sq.ft. (178.3 sq.m.) approx.



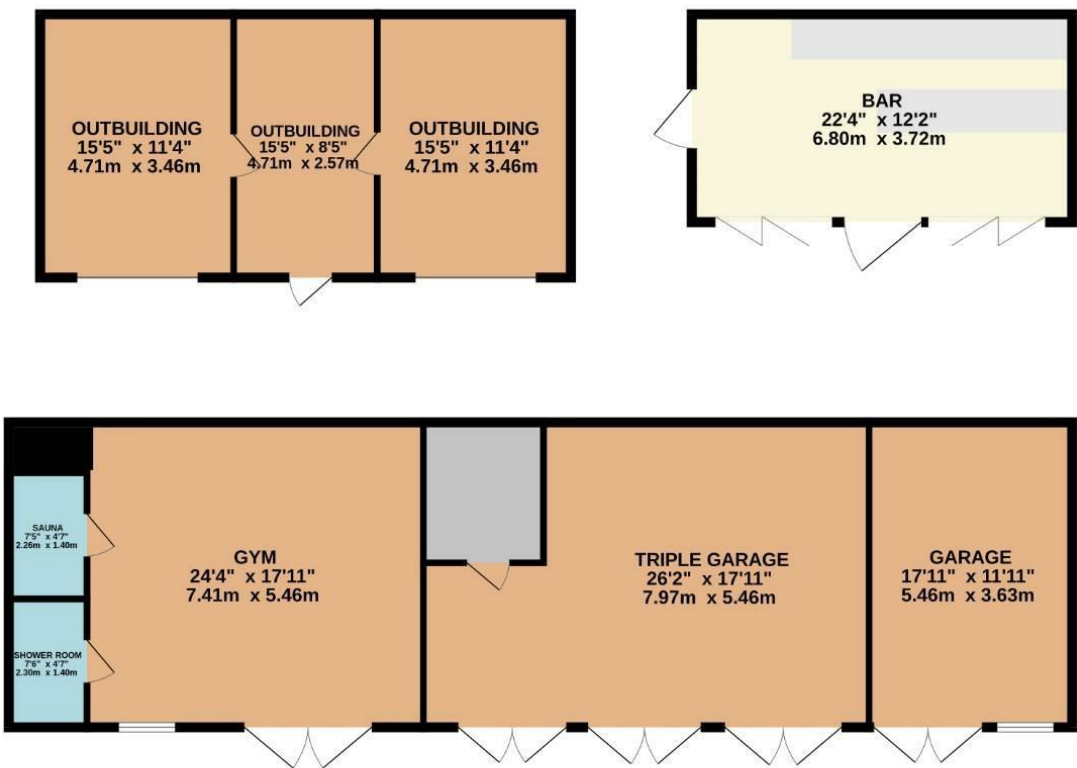
1ST FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



TOTAL FLOOR AREA : 3060 sq.ft. (284.3 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
1858 sq.ft. (172.7 sq.m.) approx.



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