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Thornham House High Street, Eggington, Leighton Buzzard,
LU7 9PD

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£775,000

- FOUR BEDROOM DETACHED FAMILY HOME
- GENEROUSLY SIZED LOUNGE
- BEAUTIFULLY PRESENTED
- LANDSCAPED REAR GARDEN
- VILLAGE LOCATION
- OPEN PLAN KITCHEN/DINING AREA
- TWO EN-SUITES
- COUNTRYSIDE VIEWS
- AMPLE DRIVEWAY PARKING
- INTERACTIVE VIRTUAL TOUR

Nestled in the charming village of Eggington, Leighton Buzzard, this exquisite four-bedroom detached family home offers a perfect blend of modern living and serene countryside charm. The property boasts an impressive layout that is ideal for family life and entertaining.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and social gatherings. The heart of the home is the open plan kitchen and dining area, which is designed to be both functional and inviting. This space is perfect for family meals and entertaining guests, allowing for a seamless flow between cooking and dining.

The property features four well-appointed bedrooms, including two with en-suite bathrooms. Additionally, there is a family bathroom and a downstairs cloakroom. Practicality is further enhanced by a utility room, providing extra storage and laundry space.

Outside, the beautifully landscaped garden offers a tranquil retreat, complete with stunning countryside views that can be enjoyed throughout the seasons. To the front provides ample driveway parking.

The property further benefits from having no onward chain.

The village of Eggington is a traditional farming village, benefiting from a play school, church and restaurant. There is a local farm shop which provides for everyday needs and more shopping facilities are available in Leighton Buzzard and Woburn. The village, whilst retaining a rural charm is readily accessible to the major road network (A5 and M1 Junctions 9, 12 & 13) and rail links with the mainline station at Leighton Buzzard with a journey time to London Euston of approximately 35 minutes.

This floor plan shows a 2-bedroom apartment. The layout includes a large sitting room on the left, a kitchen at the top center, a dining room on the right, and a utility room at the top right. A central hallway provides access to the bedrooms and a bathroom. Stairs lead up from the hallway.

Room	Dimensions (ft x in)	Dimensions (m x m)
Sitting Room	29'2" x 13'0"	8.88m x 3.97m
Kitchen	15'5" x 10'2"	4.69m x 3.11m
Dining Room	21'5" x 9'11"	6.54m x 3.01m
Utility Room	7'8" x 6'5"	2.33m x 1.96m

The floor plan shows a central brown hallway with a staircase labeled 'DOWN' with an upward arrow. The staircase is located between the bottom-left and bottom-right bedrooms. There are four bedrooms in total, each with a door opening into the hallway. The top-left bedroom is labeled 'BEDROOM 10'7" x 10'2" 3.21m x 3.11m'. The top-right bedroom is labeled 'BEDROOM 12'10" x 10'2" 3.91m x 3.11m'. The bottom-left bedroom is labeled 'BEDROOM 14'2" x 13'0" 4.31m x 3.97m'. The bottom-right bedroom is labeled 'BEDROOM 14'2" x 9'10" 4.31m x 3.01m'. There are two bathrooms, each with a door opening into the hallway. The top bathroom is located between the top-left and top-right bedrooms. The bottom bathroom is located between the bottom-left and bottom-right bedrooms. Each bathroom contains a toilet, a sink, and a bathtub. The bedrooms are yellow, the bathrooms are light blue, and the hallway is brown.

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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