



HUNTERS[®]
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36 Dunstable Road, Tilsworth, Leighton Buzzard, LU7 9PU

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£875,000

- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- SIZEABLE PLOT
- SELF-CONTAINED ANNEXE
- OPEN COUNTRYSIDE VIEWS
- WELL PRESENTED THROUGHOUT
- EN-SUITE TO MAIN BEDROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- VILLAGE LOCATION
- FLEXIBLE LIVING
- INTERACTIVE VIRTUAL TOUR

Nestled within the picturesque Bedfordshire countryside, this outstanding four/five-bedroom detached family home presents a truly unique opportunity. Set on a generous plot in the charming village of Tilsworth, the property enjoys uninterrupted views of open fields and offers a flexible layout ideal for modern family living.

Upon entering, you are welcomed into a spacious entrance hall, with a staircase rising to the first floor. The expansive lounge is bathed in natural light thanks to dual-aspect windows and features French doors that open out onto the beautifully maintained rear garden.

The well-appointed kitchen/breakfast room is fitted with a range of floor and wall-mounted units, integrated appliances, and ample workspace, while the separate dining room provides versatility as a formal dining area or second living space.

The ground floor continues to impress with a generously sized main bedroom complete with an en-suite and direct access to the garden. Additional rooms include a bedroom, a stylish family bathroom, a dedicated office/study, and a practical utility room.

Upstairs, the first-floor landing leads to three further double bedrooms, each offering excellent proportions, alongside a modern shower room.

The self-contained annexe, ideal for multigenerational living or potential rental income. The annexe comprises, a comfortable lounge/kitchen area, a spacious double bedroom with a walk-in wardrobe, a contemporary shower room, and a charming conservatory overlooking the garden.

Outside, the property boasts a generous, landscaped garden primarily laid to lawn. A patio seating area and a bespoke outdoor bar with additional seating to create the perfect setting for summer gatherings. The garden enjoys panoramic countryside views and includes gated side access leading directly to the annexe.

With its flexible layout, extensive living space, ample parking and idyllic rural setting, this exceptional home truly needs to be seen to be fully appreciated.

Location

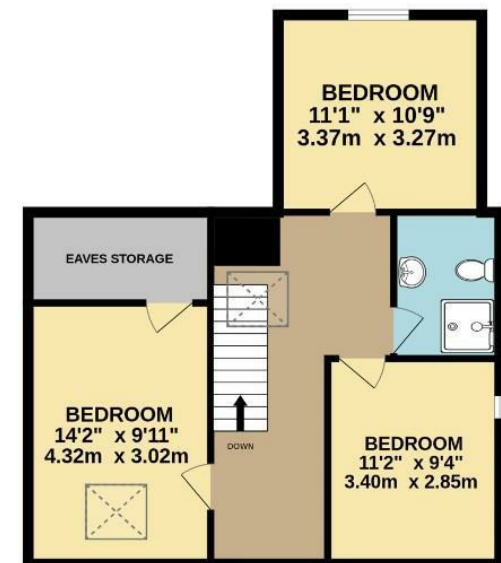
Tilsworth is a village located in the county of Bedfordshire, England. It is situated near the town of Leighton Buzzard and is part of the Central Bedfordshire district. The village has a rural character with open fields and countryside surroundings.

Although Tilsworth is a relatively quiet and peaceful village, it benefits from its proximity to nearby towns and amenities. Residents can access services, schools, shops, and other facilities in Leighton Buzzard.

GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.5 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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