



HUNTERS[®]
HERE TO GET *you* THERE

9 Ridings Way, Cublington, Leighton Buzzard, LU7 0LW

9 Ridings Way, Cublington, Leighton Buzzard, LU7 0LW

Guide Price £525,000

- THREE DOUBLE BEDROOMS IN A PICTURESQUE VILLAGE LOCATION
 - SEPARATE LOUNGE WITH WOOD PANELING AND FEATURE FIREPLACE
 - HOME OFFICE AND UTILITY ROOM WITH GARAGE ACCESS
 - ENCLOSED REAR GARDEN WITH LAWN AND PATIO AREA
 - ENERGY-EFFICIENT AIR SOURCE HEAT PUMP SYSTEM
- SPACIOUS DINING/FAMILY ROOM WITH BI-FOLDING DOORS TO GARDEN
 - MODERN KITCHEN WITH INTEGRATED AND FREESTANDING APPLIANCES
 - DOWNSTAIRS CLOAKROOM FOR ADDED CONVENIENCE
 - DRIVEWAY PARKING FOR MULTIPLE VEHICLES
 - INTERACTIVE VIRTUAL TOUR

Nestled in the charming and sought-after Buckinghamshire village of Cublington, sits this beautifully presented three-bedroom detached family home that offers a perfect blend of modern living and countryside charm, on a quiet cul-de-sac.

Upon entering, you are welcomed by a spacious entrance hall leading into a versatile dining/family room—ideal for entertaining or everyday living. This bright and airy space features ample room for a dining table and a cosy seating area, all enhanced by bi-folding doors that open seamlessly onto the rear garden, creating a wonderful indoor-outdoor flow.

The well-appointed kitchen is fitted with a range of floor and wall-mounted units, integrated appliances, and space for freestanding white goods. The separate lounge exudes character with stylish wood panelling and a striking feature fireplace, providing a warm and inviting space to relax.

Further ground floor accommodation includes a dedicated home office—ideal for remote working—a utility room with access to the garage, and a convenient downstairs cloakroom.

Upstairs, the first-floor landing leads to three generously proportioned double bedrooms, all serviced by a modern family bathroom.

Outside, the private rear garden is mainly laid to lawn and features a separate patio seating area—perfect for alfresco dining. The gardens shed provide plenty of storage. Side access on both side, spacious driveway, offering ample off-road parking for multiple vehicles.

A standout feature of this property is the energy-efficient air source heat pump, providing long-term savings and reduced environmental impact—an excellent choice for eco-conscious buyers.

Location

Cublington is a picturesque village offering a peaceful setting while remaining well-connected. It's conveniently located within easy reach of Milton Keynes, Aylesbury, and Leighton Buzzard. Leighton Buzzard station offers direct services to London Euston in just over 30 minutes, making it ideal for commuters. The village also benefits from a church, nursery school, and a strong sense of community.

LOUNGE
16'3" x 11'11"
4.95m x 3.63m

STUDY
11'11" x 8'0"
3.64m x 2.44m

DINING ROOM
16'10" x 9'10"
5.12m x 2.99m

KITCHEN
13'0" x 8'2"
3.95m x 2.48m

GARAGE/ WORKSHOP
16'2" x 13'0"
4.92m x 3.95m

UTILITY ROOM
7'10" x 6'8"
2.39m x 2.03m

BATHROOM
5'0" x 7'6"
1.52m x 2.29m

UP

This floor plan shows a 3-bedroom house with a central hallway. The layout includes:

- Bedroom 1:** 12'10" x 10'0" (3.91m x 3.04m) - Located on the left side of the plan.
- Bedroom 2:** 10'0" x 9'1" (3.04m x 2.78m) - Located in the center of the plan.
- Bedroom 3:** 13'11" x 10'11" (4.23m x 3.33m) - Located on the right side of the plan.
- Bathroom:** Located at the top left, containing a bathtub, toilet, and sink.
- Hallway:** A central hallway with a staircase labeled "DOWN" and an arrow pointing left.
- Entrance:** Indicated by a grey area at the top right with a door swing.

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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	77 53	
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC 		









