



Aylesbury Road | Wing | Leighton Buzzard | LU7 0PD

Asking Price £1,175,000

Old Orchard

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Fine Homes Property are delighted to present this imposing family home that has been designed in a Georgian style in the Bucks village of Wing. The property has been extended to create flexible and spacious living accommodation featuring the large modern kitchen dining room as well as having three further reception rooms. Upstairs there are five double bedrooms, three bathrooms, a dressing room and two balconies. The property sits in a third of an acre plot with a gated driveway offering a large amount of off road parking, a double garage and gorgeous mature gardens which back on to Rothschild family owned farmland which provides the main house with unbelievable open countryside views. A wealth of space ideal for the largest of families.

- Rare to the market Mock Georgian family home.
- Three reception rooms.
- Five double bedrooms.
- Three bathrooms and two cloakrooms.
- 1/3rd of an acre plot with a gated driveway and large garden backing onto fields.
- Extended and upgraded to an exceptional quality..
- Impressive open plan kitchen dining family room looking over fields.
- Impressive master bedroom suite with dressing room, ensuite and walk in wardrobe.
- Stunning open countryside views backing onto fields..
- Grammar school catchment area.

INTRODUCTION

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IF THIS WAS YOUR HOME...

You'll be enjoying timeless village living at a luxurious level. Fully gated and set back from the road behind screening greenery, your large driveway and front lawn guarantee peace and quiet, while the endless expanse of countryside to the rear offers that precious sense of wider seclusion.

A gorgeous timber gate admits you to the gravel drive. Stroll to your front door, taking in the surrounding lawn and impressively broad, immaculate frontage including the mature apple trees in the 'orchard'. Inside, the bright, welcoming entrance hall leads you onto a whole range of social spaces for family time and hosting alike.

Your dedicated dining room of 140 square feet is first on your right, basking in natural light from the large bow window, spilling over honey coloured hardwood floors. It's an easily adaptable affair, currently in use as a study/sitting room. A similarly sized family room lies across the hallway. Even more options for everyone to do their thing.

Your strikingly spacious lounge, dual aspect and bright, runs down the west side of the property, accessed via a set of double doors at the end of your hallway. Fully twenty six feet long, in here those panoramic rear views combine with a vista of your neatly manicured front lawn. Airy in the summer and cosy in the winter, memories are waiting to be made here.

The best, however, is yet to come. Your 400 square foot kitchen, diner and breakfast room captures the essence of your new home like nowhere else. Oversized skylights and French doors don't simply usher in natural light but open the whole space up to the glorious country views laid out to the rear.

The skylights are joined by an array of recessed spotlights overhead, while large format slate grey tiling runs underfoot throughout the space. A substantial chef's island takes centre stage, decked out with a gas hob set in glossy silestone worktop over sturdy timber cabinets, matching the rest of your generous kitchen suite and its double integrated ovens. A bright, spellbinding heart for your new home.

Next door, a similarly styled utility room keeps laundry in its place. There's a Belfast sink and a handy, sleek WC just off here too, matching the one to the front.

Upstairs, and your principal bedrooms occupy both flanks of the property. Both are substantial doubles of around 130 square feet, with fitted floor to ceiling storage, pristine white paintwork, accent walls and first floor views over your driveway.

Most striking of all, each bedroom features a large balcony, with your finest views yet over the clear horizons and endless fields to the rear.

Two more generous double bedrooms complete your first storey, accompanied by a pair of sparkling bathrooms, decked out in white and accented by splashes of colour. The bathroom to the front also has the welcome addition of a dedicated walk-in shower cubicle.

Upstairs again, and the expertly realised loft conversion really makes the most of the huge vaulted roof. The principal sleeper up here totals 200 square feet, with French doors and substantial glazed surround opening up to a wide Juliet balcony and the last word in horizon-spanning views. Wake up here and start every clear day with nothing but open country in sight.

The storey is complete by a dressing room, flexible loft room with home office potential, extremely generous wardrobe, and en suite shower room. A wonderfully self-contained solace. As well as this dressing room there is a very handy walk in wardrobe.

Having admired your tremendous rear garden from all three floors, step outside now to explore the grounds in detail. A broad, immaculate patio ranges across the rear aspect, descending to a well manicured, hundred foot length of lawn ending in hedging with a gateway and fields beyond.

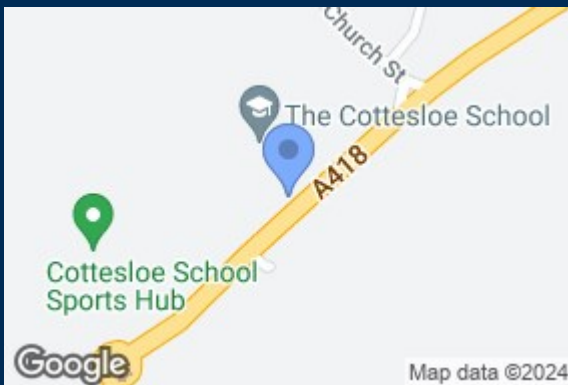
Mature greenery and thriving scrubs are elegantly scattered around the perimeter, for a rare blend of privacy to go with those widescreen vistas.

YOUR NEIGHBOURHOOD

One of Buckinghamshire's most sought after historical villages, Wing lies just a short drive from both Leighton Buzzard and the county town of Aylesbury. With a friendly, thriving local community including greens, schools and dining spots, it's wonderful for family life.

Cottesloe School (secondary and sixth form) is right across the road, well respected locally and rated 'Good' by Ofsted in 2021. Parents will find a further twenty one 'Good' and 'Outstanding' primary and secondary schools within a five mile radius. As well as this fantastic selection of local schools the property is also in catchment for the Aylesbury Grammar Schools.

Further afield, the centre of Leighton Buzzard is just a seven minute drive, for all the leisure, pleasure and amenities of a large market town, including direct rail connections to London, Birmingham and Milton Keynes.



1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 3012 sq.ft. (279.8 sq.m.) approx.

npt has been made to ensure the accuracy of the floorplan contained herein, rooms and any other items are approximate and no responsibility is taken. This plan is for illustrative purposes only and should be used as a guide. The services, systems and appliances shown have not been tested and no statement as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>65</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>74</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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