



| Eggington | Leighton Buzzard | LU7 9PQ

Asking Price £1,250,000



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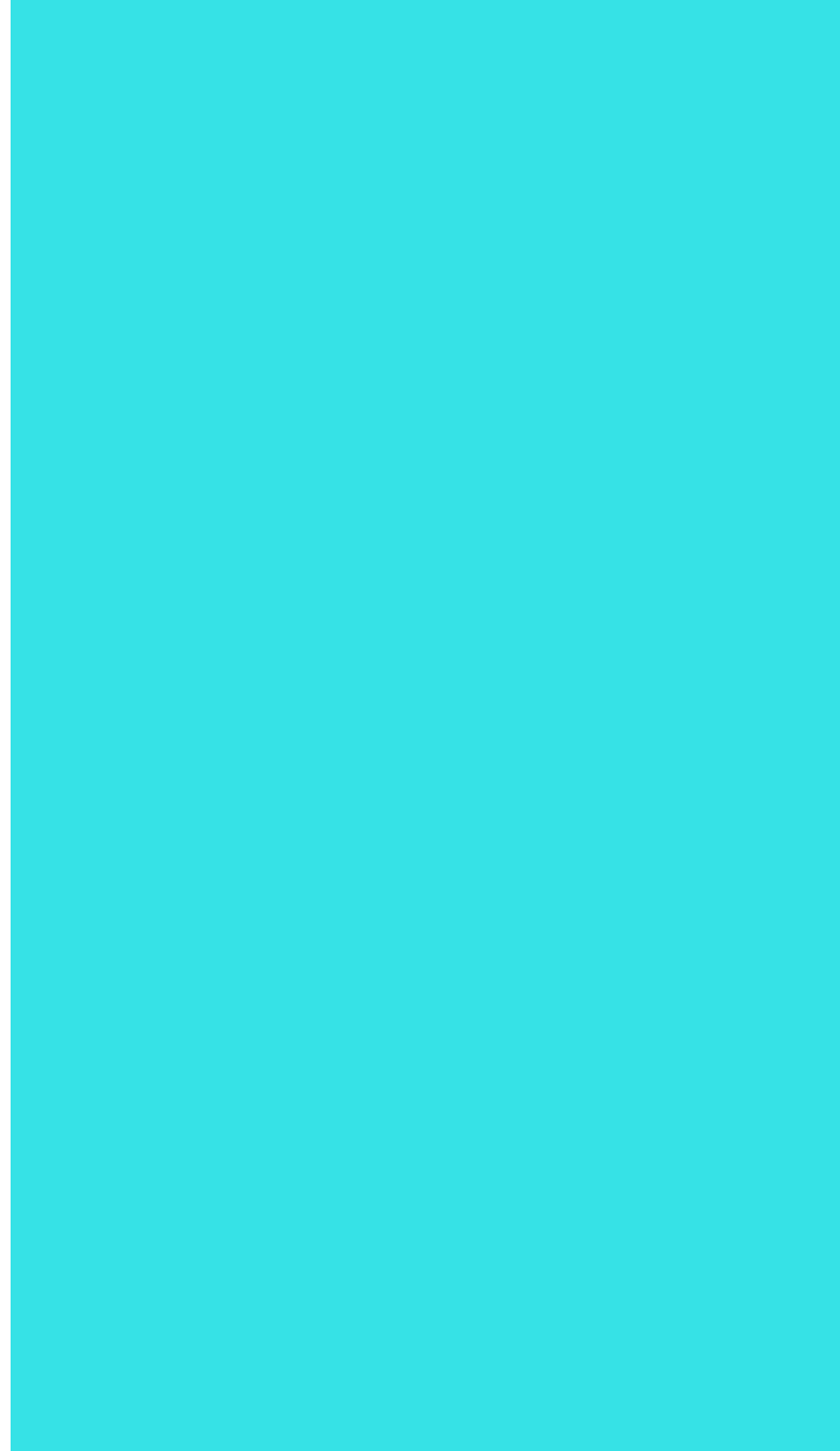
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Fine Homes Property are delighted to present a unique opportunity for a buyer to be able to work with our clients in designing the finishes of their next family home. Claridges Farm is a magnificent four bedroom, three bath, family home set within an exclusive gated location, in the sought after village of Eggington striking distance of Leighton Buzzard. One of only four homes in this gated location, it offers more than 2500 square foot of living space, finished to a choice of very high standards throughout. With a large rear garden backing onto green space, plenty of parking as well as a garage, this is a family home and opportunity like no other not to be missed.

- Exclusive gated development of just four houses.
- Very good school catchments for all ages.
- Plenty of driveway parking as well as a garage.
- Flexible choice of finishes throughout.
- A superb family home.
- Will be finished to a very high specification throughout.
- Great size garden with potential to extend (subject to necessary permissions.)
- Four bedrooms, three bathrooms and three reception rooms.
- Backing onto countryside and woodland. Excellent outlooks/views.
- Six minute drive to Leighton Buzzard town centre and train station for links to London.









Approximate Gross Internal Area  
 Ground Floor = 117.6 sq m / 1,266 sq ft  
 First Floor = 88.9 sq m / 957 sq ft  
 Garage = 28.1 sq m / 302 sq ft  
 Total = 234.6 sq m / 2,525 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	80 54	Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Duck End  
 Great Brickhill  
 Buckinghamshire  
 MK17 9AP  
 01525 261100  
 enquiries@finehomesproperty.co.uk