



Chamberlains Gardens | | Leighton Buzzard | LU7 3AP

Offers In Excess Of
£800,000

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We are delighted to present this impressive extended detached family home positioned on a quiet cul-de-sac off of Heath Road. With excellent kerb appeal, a large driveway for multiple vehicles as well as an integral garage. Inside, you have a stunning open-plan kitchen/dining/family area, spacious sitting room with bi-folds opening to the beautifully expansive landscaped garden with outdoor entertaining space create a perfect family hub. With five bedrooms, three bathrooms and a superb self-contained annexe, it offers stylish, flexible living ideal for modern family life and multi-generational living. Offered for sale with no upper chain.

- A beautifully presented extended detached family home with annexe.
- Large driveway for multiple vehicles & as well as an integral garage.
- Welcoming entrance hall with cloakroom & utility room.
- Stunning open-plan kitchen/dining/family area with high end integrated appliances.
- Spacious sitting room with multiple bi-fold doors opening to the large garden.
- Beautiful landscaped private west facing garden with patio, pizza oven & outdoor fireplace.
- Five well-proportioned bedrooms, including en suite principal suite.
- High spec finishes for all bathrooms, en-suite and cloakrooms.

Welcome to Chamberlains Gardens

This attractive detached family home is set back from the road in a quiet cul-de-sac, offering excellent kerb appeal and a large driveway for parking. The frontage is finished with an expansive block-paved driveway providing space for multiple vehicles and leading to an integral garage with side access to the garden. The property itself is well-presented with a welcoming entrance porch and a smart front door framed by decorative canopy supports. Mature shrubs and plants add a touch of greenery.

Entrance Hall

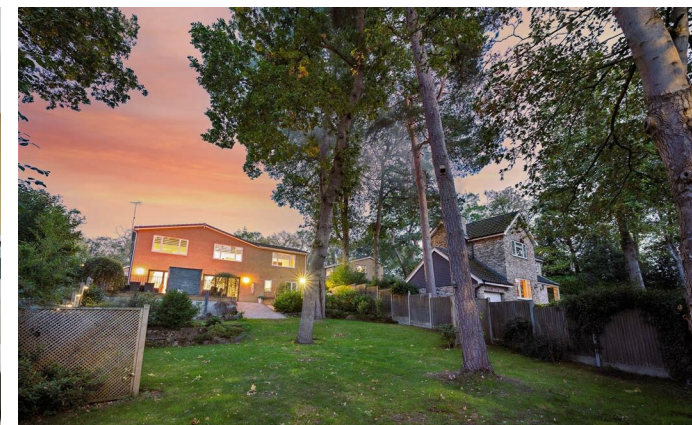
The entrance hall leads to the spacious family/dining/kitchen area, the utility room, and a ground floor cloakroom. Stairs rise to the first floor from here, creating a natural flow through the heart of the home.

Utility Room

The useful utility room is located just off the entrance hall. It provides additional storage and space for laundry appliances, keeping the main living areas tidy and uncluttered. A key component of the family home.

Downstairs Cloakroom

There is a convenient downstairs cloakroom situated off the entrance hall. Perfect for guests, it adds practicality to the ground floor layout.





Family/Dining Room/Kitchen

26'8" x 20'4" (8.13 x 6.20)

The heart of the home is the impressive open-plan family, dining and kitchen area, designed with both everyday living and entertaining in mind. The kitchen has been finished to a high standard with sleek, contemporary units, ample worktop space and a range of integrated appliances including ovens, microwave, wine cooler and extractor hood. Twin windows above the sink flood the space with natural light, while stylish flooring and subtle downlighting add a modern touch. The spacious reception area is designed with comfort and versatility in mind, seamlessly connecting with the dining area and flowing through to the rear family space. A striking exposed brick feature wall with inset fireplace provides a cosy focal point, blending modern style with warmth and character. The generous proportions of this space allow for both a relaxed seating area and a large dining table.

Sitting Room

26'4" x 14'0" (8.03 x 4.27)

The sitting room is a beautifully presented and generously proportioned space. A focal point is the modern fireplace with a sleek stone surround, positioned beneath a wall-mounted media area. Large bi-fold doors line the room, opening out onto the terrace and garden, ensuring an abundance of natural light and a seamless connection between indoor and outdoor living.

Garden

The garden and patio of this home are a true highlight, providing an exceptional outdoor living and entertaining space. Extending directly from the main reception areas via wide bi-fold doors, the expansive patio is beautifully designed with two distinct zones – one for alfresco dining and cooking, complete with a built-in pizza oven and barbecue, and another for relaxing around the striking stone-built outdoor fireplace. Surrounded by mature trees and planting, the patio feels private and inviting, with the raised terrace offering leafy views over the garden beyond. Beyond the patio, the garden stretches out as a generous and secluded plot, largely laid to lawn and framed by established trees and fencing, creating a natural backdrop and excellent privacy. A timber shed provides useful storage.

Garage

18'0" x 8'5" (5.49 x 2.57)

The property benefits from an integral garage, with an electric door, providing secure parking and additional storage. It also houses the central heating boiler, keeping it conveniently tucked away yet easily accessible.

Landing

The first-floor landing connects all four bedrooms of the main house and the family bathroom.

Principal Bedroom

14'6" x 14'2" (4.42 x 4.34)

The principal bedroom is generous, filled with natural light from a wide rear-facing window that frames views of the garden. There is ample space for freestanding furniture alongside a dedicated dressing area. Fitted wardrobes provide excellent storage, helping to keep the room uncluttered and practical as well as stylish.

Ensuite

Adjoining the bedroom is a sleek en suite shower room, finished to a high standard with modern tiling, a large walk-in shower, and a contemporary vanity unit with inset basin and storage beneath. A heated towel rail and thoughtfully chosen fittings complete the space.

Bedroom Two

14'2" x 11'5" (4.34 x 3.48)

Bedroom two is a spacious double room, finished in fresh, neutral tones and enjoying views over the rear garden. With generous proportions, it easily accommodates a large bed and additional furnishings, while recessed spotlights and a wide window ensure a bright and inviting atmosphere. This room also benefits from direct access to the adjoining annexe, offering superb flexibility for multi-generational living, guest accommodation, or a private work-from-home suite.

Bedroom Three

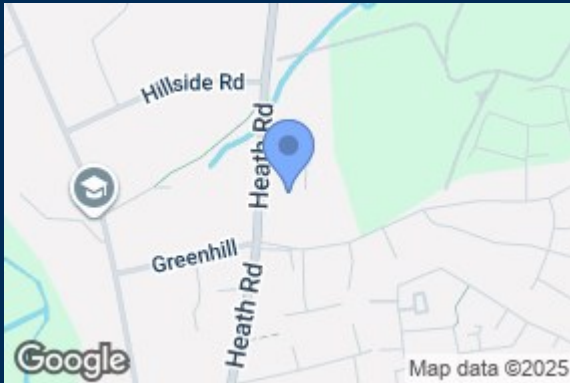
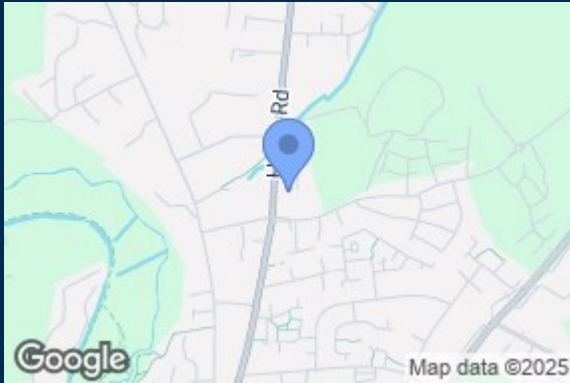
10'11" x 10'11" (3.33 x 3.33)

Bedroom three is a well-proportioned double room, offering plenty of space for both a large double bed and additional furnishings/storage.

Bedroom Four

14'0" x 7'1" (4.27 x 2.18)

Bedroom four is a bright and generously sized room, with dual windows allowing plenty of natural light to flow in.



Approximate Gross Internal Area
 Ground Floor = 112.0 sq m / 1,205 sq ft
 First Floor = 126.8 sq m / 1,365 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 253.6 sq m / 2,729 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<div>Very energy efficient - lower running costs</div> <div><div>(92-100) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div> <div>Not energy efficient - higher running costs</div>			
77		79	
England & Wales		EU Directive 2002/91/EC	
<div>Very environmentally friendly - lower CO₂ emissions</div> <div><div>(92-100) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div> <div>Not environmentally friendly - higher CO₂ emissions</div>			
England & Wales		EU Directive 2002/91/EC	

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