



High Street

EGGINGTON • £3,150,000

A five bedroom, five bathroom, grade 2 listed detached house occupying a prominent position on a plot of c.2 acres with mature gardens, swimming pool, gated off street parking and carriage way.

- Five Bedrooms
- Five Bathrooms
- c. 2 Acre Plot
- c.6,200 sq.ft internally
- Double Garage
- Swimming Pool
- Grade II Listed

DESCRIPTION

Claridges is a true find. sat on approx 2 acres of mature gardens, this family home comprises five full bedrooms, five bathrooms, two studies and sizeable living spaces the property is only over two floors and c. 6,200 sq.ft of internal space.

Benefiting from a heated swimming pool, pool house and multiple ancillary buildings including a greenhouse, garage and workshop. There is little that this stunning property does not have to offer.

The main house dates back to the 17th century with two further additions in the 18th century and the 1970's respectively. The sellers have further added a conservatory to the rear of the property and fully re-landscaped the property.

Claridges, is located in the village of Eggington, 3.2 miles to Leighton Buzzard station with a direct fast train to London Euston in 30mins allowing for the perfect blend of country life and the convenience of getting into London.

Quote Reference: 598101

TERMS

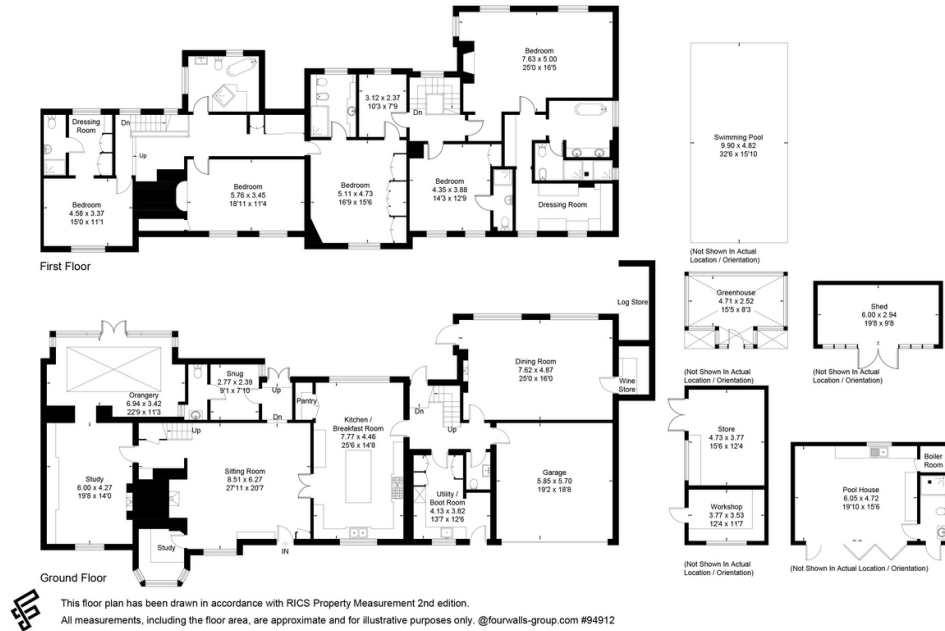








Approximate Floor Area = 499.6 sq m / 5378 sq ft
 Outbuildings = 76.6 sq m / 824 sq ft
 Total = 576.2 sq m / 6202 sq ft (Excluding shed / Open Spaces)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94912



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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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