



**Connells**

Blenheim Close  
Cheddington Leighton Buzzard



## Property Description

Step inside to discover a warm and inviting interior, brimming with character features throughout. The living spaces are adorned with exposed beams, rustic accents, and a delightful fireplace, offering a perfect blend of comfort & charm.

The cottage boasts two bedrooms, each offering its own unique charm. One of the bedrooms features a charming mezzanine area, providing additional space for relaxation or creative endeavours. Wake up to breath taking views overlooking farmers' fields, adding a touch of rural tranquillity to your daily routine. Outside, the property offers ample parking for multiple vehicles, ensuring convenience for residents and guests alike. A garage provides additional storage space for outdoor equipment or vehicles, enhancing the practicality of this delightful cottage.

Located within walking distance to Cheddington Train Station, residents enjoy convenient access to transportation links, perfect for commuters or those seeking to explore the surrounding areas. Additionally, the village offers a range of amenities including shop and pubs, fostering a close-knit community atmosphere. Nature enthusiasts will appreciate the abundance of countryside walks around Cheddington & Mentmore, providing the perfect opportunity to explore the natural beauty of the area. Within a short drive, residents can also enjoy the amenities of Leighton Buzzard town centre, while nearby villages such as Ivinghoe and Pitstone offer further opportunities for leisure activities

## Lounge

15' 4" x 14' ( 4.67m x 4.27m )  
Double glazed window. Door to side. Fireplace (dual fuel). Wooden flooring.

## Kitchen

9' 1" x 8' 5" ( 2.77m x 2.57m )  
Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Electric oven. Electric hob with cooker hood over. Plumbing for washing machine. Porcelain sink and drainer. Tiled flooring.

## Conservatory

14' 9" x 7' 9" ( 4.50m x 2.36m )  
UPVC & Brick construction. Tiled flooring.

## Bedroom One

14' x 9' 10" ( 4.27m x 3.00m )  
Double glazed window. Mezzanine area (access by ladder). Carpeted flooring

## Bedroom Two

14' 5" x 6' 9" ( 4.39m x 2.06m )  
Double glazed window. Loft void. Carpeted flooring.

## Bathroom

Double glazed window. WC. Wash hand basin with tiled splashback. Bath with shower over. Extractor fan. Electric towel rail. Airing cupboard. Tiled flooring.

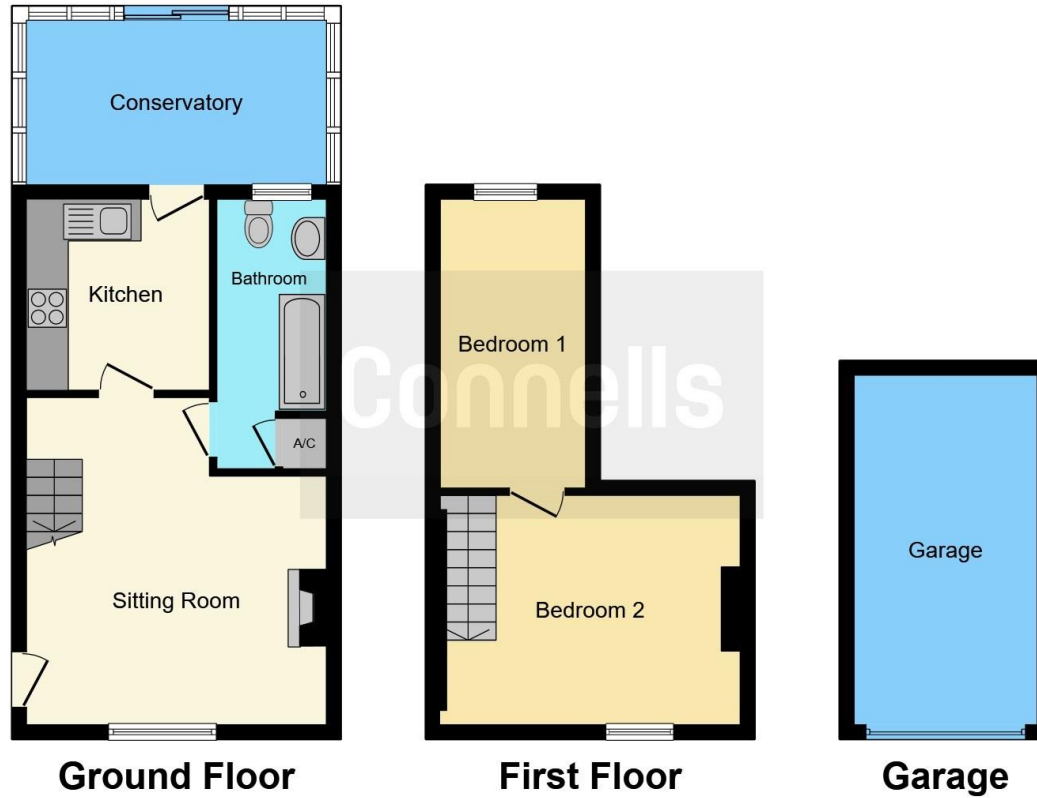
## Rear Garden

Paved courtyard. Countryside views.









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**EPC Rating: E**

Tenure: Freehold

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