



**Connells**

The Ridgeway Chelmscote  
LEIGHTON BUZZARD

# The Ridgeway Chelmscote LEIGHTON BUZZARD LU7 0DT

for sale guide price  
**£750,000**



## Property Description

We are pleased to offer for sale this spacious five bedroom family home, uniquely divided into a three bedroom house and a two bedroom annex, complete with off-road parking for up to five vehicles. The original three bedroom property was extensively extended in 2016 by the current owners, who added a single-story extension to the rear, creating a stunning kitchen diner with quartz work surfaces, bi-fold doors, and four skylights that flood the space with natural light. Additionally, they built a double-story, self-contained two bedroom annex to accommodate their parents, ensuring they could be close by.

Situated on a generous plot, this home still offers ample space. The expansive rear garden features a large patio perfect for outdoor entertaining, along with a stable-type barn and other outbuildings that could be converted into a home office or gym. The breathtaking views over the rolling hills add to the charm and appeal of this property.

## Entrance Hall

Door to front. Oak flooring.

## Cloakroom

Wash hand basin in vanity unit. WC. Chrome radiator. Extractor fan. Partly tiled walls. Tiled flooring.

## Lounge

13' 8" x 9' 5" ( 4.17m x 2.87m )

Double glazed window. Log burning stove. Oak flooring.

## Kitchen/ Diner

24' 2" x 19' 1" ( 7.37m x 5.82m )

Four skylight windows controlled by electronic remote with integral blind. Double glazed bi-fold doors. Vaulted ceiling. Fitted kitchen with wall and base units. Quartz work surfaces. Integrated double oven and microwave. Induction hob with gas ring and cooker hood over. Plumbing and space for American style fridge freezer. Stainless steel sink and drainer. Radiator. Integrated dishwasher. Plumbing for washing machine. Integrated drinks fridge. Space for tumble dryer. Tiled flooring.

## Study Area

8' 10" x 10' 10" ( 2.69m x 3.30m )

Radiator. Oak flooring. Opens into kitchen diner.

## Landing

Stairs rising from entrance hall. Radiator. Loft access.

## Bedroom One

9' 11" x 13' 7" max ( 3.02m x 4.14m max )

Double glazed window. Carpeted flooring. With walk in wardrobe.

Walk in wardrobe Area

Double glazed window. Radiator.

## Bedroom Two

8' 10" x 13' 6" ( 2.69m x 4.11m )

Double glazed window. Radiator. Carpeted flooring.

### En-Suite To Bedroom Two

Roof window. Radiator. Shower cubicle. Extractor fan. Wash hand basin in vanity unit. WC. Tiled flooring. Tiled walls.

### Bedroom Three

9' x 7' 11" ( 2.74m x 2.41m )

Double glazed window. Radiator. Carpeted flooring.

### Bathroom

Skylight controlled by electronic remote with integral blind. Shower cubicle with start tap outside. Bath. Wash hand basin in vanity unit. WC. Fully tiled walls (quartz). Quartz tiled flooring.

### Outside

#### Front Garden

Shingle for parking. Mature shrubs and bushes to borders.

#### Rear Garden

Mainly laid to lawn. Large patio area. Mature trees and shrubs to borders. Concrete base with shed. Plumbing for hose. Decking area overlooking panoramic views towards Soulbury.

#### Stables One

11' 3" x 11' 2" ( 3.43m x 3.40m )

Power and light.

#### Stables Two

11' 1" x 11' 3" ( 3.38m x 3.43m )

Power and light

### Annexe

### Lounge

21' x 10' 7" ( 6.40m x 3.23m )

Double glazed window. Radiator. TV & telephone points. Tiled flooring.

### Kitchen

Double glazed window. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Induction hob with cooker hood over. Door to wetroom.

### Wet Room

Double glazed window. WC. Wash hand basin. Chrome radiator. Shower. Fully tiled walls. Shaver point. Extractor fan.

### Landing

Double glazed window. Radiator. Loft access. Carpeted flooring.

### Bedroom One

10' 8" x 10' 10" ( 3.25m x 3.30m )

Double glazed window. Radiator. Carpeted flooring.

### Bedroom Two

10' 8" x 8' 7" ( 3.25m x 2.62m )

Double glazed window. Radiator. Carpeted flooring.

### Bathroom

Double glazed window. P-shape bath with mixer taps. Wash hand basin in vanity unit. WC. Chrome radiator. Extractor fan. Fully tiled walls. Tiled flooring.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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