



Vicarage Road, Pitstone Leighton Buzzard LU7 9EY



It's hard to think of a house with a more delightful view. The house stands behind a beautifully tended front garden and driveway overlooking Green Belt farmland opposite Pitstone Windmill, a 13th century church, Ivinghoe Beacon and Pitstone Hill. You can see amazing sun rises over the Chiltern Hills from the comfort of your own living room! But it's not just about the view (or the location for that matter - Vicarage Road is one of the most sought after roads in the area), The house itself has much to offer; beautifully presented throughout, the house is offered in show home condition and with a lovely secluded plot, there is plenty of space to extend (stp) if required. The ground floor is arranged around an inviting entrance hall with a stairs to the first floor and a w/c. There are three reception rooms, along with a modern conservatory and a well-appointed kitchen, complete with various appliances and a breakfast bar for informal dining. Upstairs are four double bedrooms and a modern family bathroom. Three of the bedrooms have fitted wardrobes, including the principal bedroom which en-suite shower and makes the most of that spectacular view.

The front garden offers plenty of off road parking on the block paved driveway which extends to the garage and twin side gates open with potential for further parking. Colourful flower and shrub beds surround the front of the house and driveway. The rear garden is south westerly facing making the most of the afternoon and evening sunshine. Peaceful and secluded, the garden has been landscaped to include various seating areas including a large sociable patio which extends to the side of the house to a second sitting area. And a beautifully maintained lawn is bordered by delightful array of colourful shrubs and flowers, and the conservatory provides an excellent space to enjoy the garden in the cooler weather.

This sought after Buckinghamshire village, close to the borders of Hertfordshire and Bedfordshire, is situated on the edge of the Chilterns, surrounded by countryside, but with excellent road and rail links close by. The village lies close to some 5,000 acres of National Trust land, where Pitstone Windmill and Ivinghoe Beacon can be found. Village facilities include a recreation ground, general store, village hall and church and primary school. Nearby towns offer a more comprehensive range of facilities, from the boutiques and coffee shops in picturesque Tring and Berkhamsted, to the shopping centres and department stores of Hemel Hempstead and Aylesbury, both of which also boast multiplex cinemas and extensive leisure facilities. Tring train station is a couple of miles away providing a frequent service to London Euston (approx 40 mins).





welcome to Vicarage Road, Pitstone Leighton Buzzard

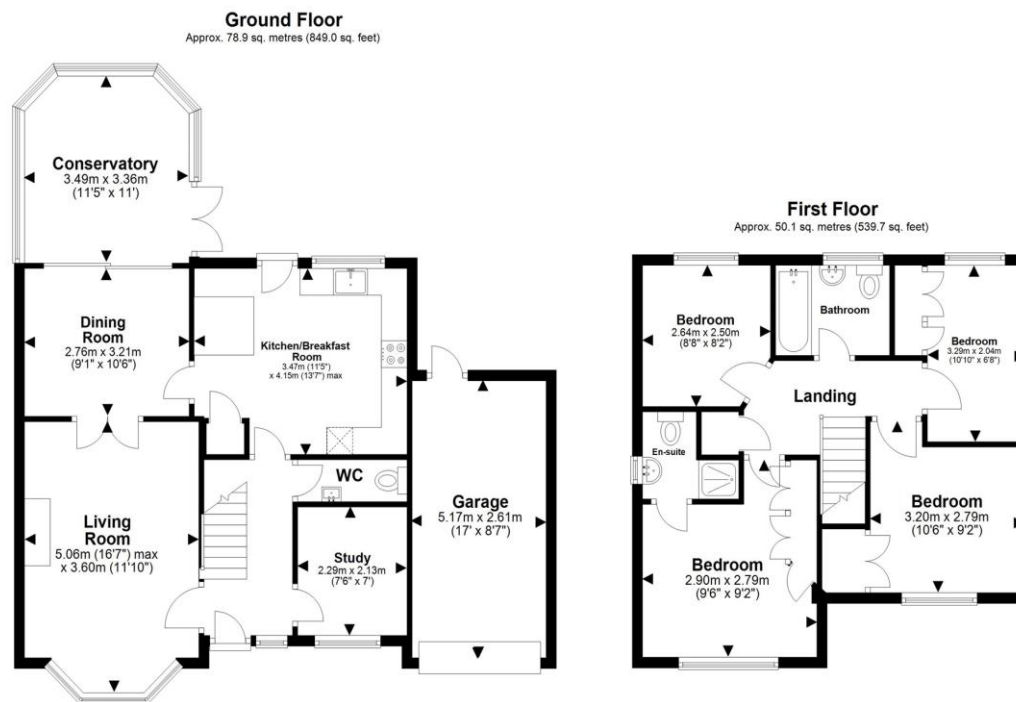
- DETACHED HOUSE WITH FRONT, SIDE AND REAR GARDENS
- SOME OF THE FINEST VIEWS IN THE AREA
- POTENTIAL TO EXTEND (STP)
- 4 BEDROOMS
- 4 RECEPTION ROOMS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£750,000

A beautifully presented detached house with lovely gardens offering potential to extend (stp) and some of the best views over Chiltern Hills Green Belt countryside



The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Property Reference:
TRG108466 - 0006

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