



Birds hill, Heath & Reach, LU7 0AQ

£350,000





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- Characterful Detached Cottage
- Driveway Parking
- Spacious 22Ft Sitting Room
- Brick Fireplace with Log Burner
- Very Short Walk to Rushmere Country Park
- Three Bedrooms
- Popular Village of Heath & Reach
- Kitchen/Breakfast Room With Larder Cupboard
- No Upper Chain
- Low Maintenance Garden

Situated prominently along Birds Hill within the desirable Bedfordshire village of Heath & Reach. is 'Heath Cottage', a characterful and charming, three bedroom detached cottage with the rare addition of driveway parking.

This quaint and rustic property exudes warmth, comfort, and a sense of retreat from the outside world while also being a very short walk to the picturesque and tranquil Rushmere Country Park. The cottage is well decorated and presented, making it the perfect place to relax and unwind with its low ceilings, stunning brick and stone fireplace and exposed wooden beams.

Internal viewings comes highly recommended to fully appreciate this beautiful and historic property!



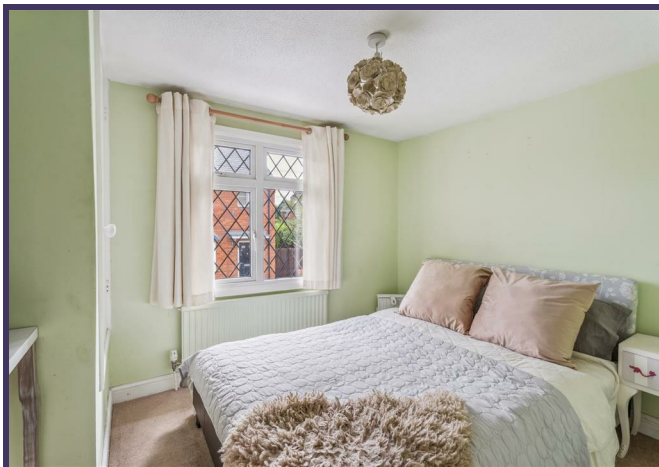
Heath Cottage offers generously sized, well-proportioned rooms throughout, arranged traditionally over two floors and brimming with period charm and character.

The ground floor features exposed timber beams and a stunning brick fireplace with a stone hearth and cast iron log-burning stove, adding to the property's timeless appeal.

The Village of Heath & Reach is located on the edge of Leighton Buzzard and is a highly sought after location providing typical village life as well as direct access to Leighton Buzzard Town Centre with mainline station, High Street and other amenities.

Heath & Reach is also a short drive to excellent commuter roads of the A5 leading to Woburn with eateries & deer park, Milton Keynes and Dunstable, while also being easy access to the M1 and train stations of Bletchley and Leighton Buzzard, both providing direct links into London Euston.

The village also provides a local Co-Operative store, The Dukes B & B, The Heath Inn and The Axe & Compass public house and restaurant. Rushmere and Stockgrove Country Parks are also just a very short distance with picturesque forest walks, stunning woodlands and meadows aswell as a café and a tourist centre.





Upon entering through the main front door, you step into a welcoming inner lobby with ample space for coats and shoes. The lobby also provides access to the sitting room and houses the staircase leading to the first-floor landing.

The sitting room exudes warmth and comfort, perfect for unwinding after a long day. At the heart of the room is a charming log burner, nestled within an elegant brick fireplace. The flickering flames cast a soft, golden glow across the space, creating an inviting and cosy atmosphere. Exposed wooden beams overhead add a touch of rustic charm, while rich, earthy tones in the décor complement the natural elements.

The rustic kitchen/diner is a warm and welcoming space where traditional charm meets functionality. The room is perfect for family meals and gatherings with friends with enough space for dining and breakfast seating. The kitchen area features wooden cabinetry in natural, warm tones, complemented by metro style wall tiling, a wood effect countertop that provides ample workspace and an in built butler style sink. There is space for a variety of household appliances to be stationed, as well as an inbuilt oven/cooker with an extractor hood above.

Upstairs there is a wide and inviting landing that leads to each of the bedrooms as well as the family bathroom. The master bedroom is particularly well laid out being a comfortable double size and having space for large wardrobes and dressers making it a peaceful sanctuary where one can unwind and recharge.

There are a further two bedrooms, one being another double size with the last being set up ideally for a guest bedroom or even a home office or study area making working from home a breeze.

The property has a very low maintenance garden which is easy to keep up consisting artificial lawn, paved seating space and room for sheds for storage. There is gated access leading back to the front roadside.

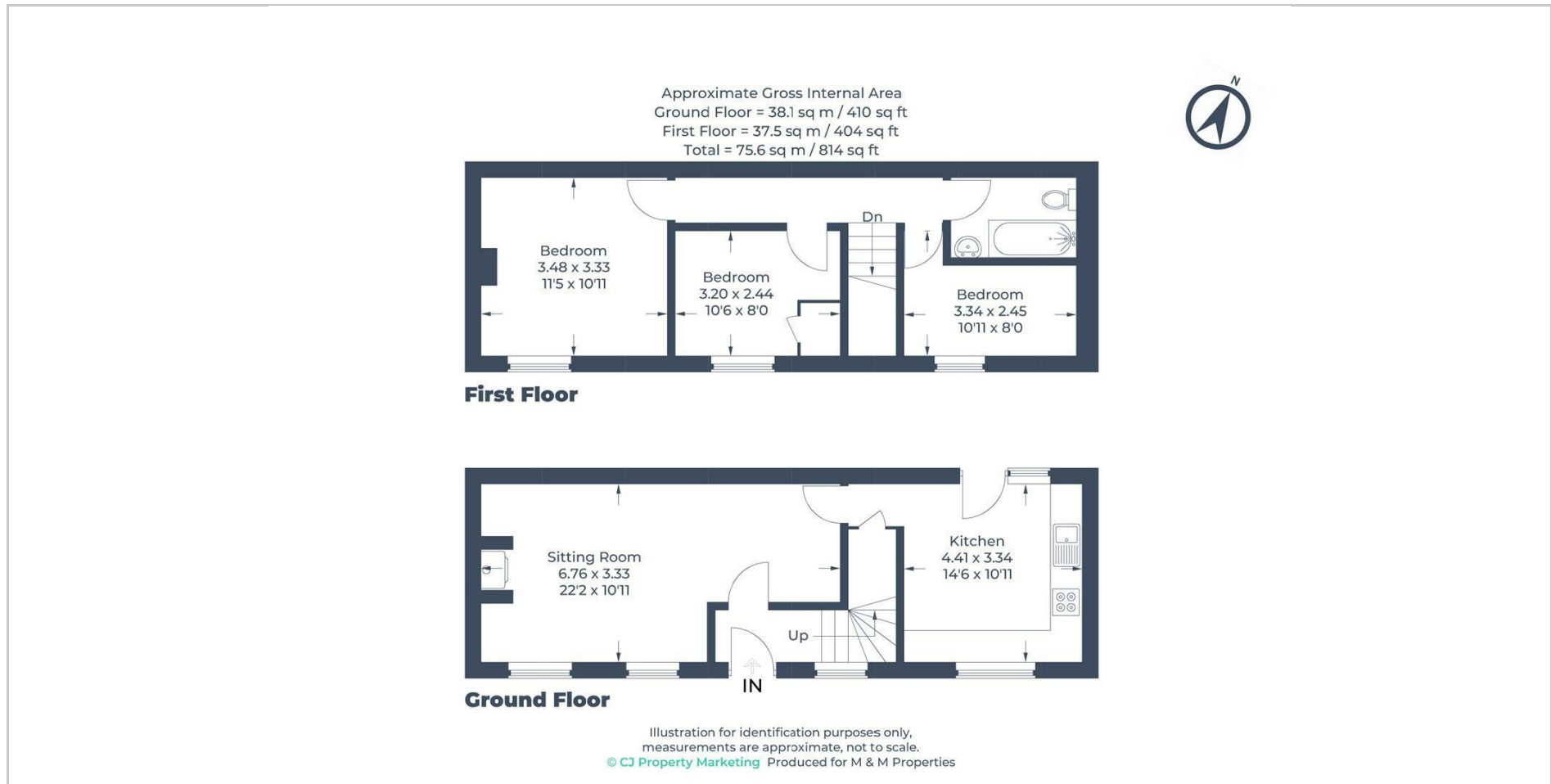
There is a driveway to the side of the property which can provide off road parking for up to one vehicle.

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.





Floor Plans



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.