



Little Hill, Great Billington, LU7 9HE

£775,000









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- Breathtaking Views Across Open Countryside
- Three Double Bedrooms
- Incredibly Private & Generous Rear Garden
- Bedfordshire Village of Great Billington
- Four Piece Family Bathroom
- Uniquely Designed Detached Cottage
- Double Garage With Large Gated Driveway
- Exposed Timber & Brick Features Throughout
- Balcony Seating off Master Bedroom
- Three Reception Rooms

M & M Properties are exceptionally proud to offer 'Lee Cottage' to the market for sale for the first time in many years after the property has undergone a superb transformation and has been exquisitely improved by the current owners into a stunning one of a kind home just brimming with character and individuality.

The property resides remotely tucked away within a small country lane alongside just eight other properties within the picturesque Bedfordshire village of Great Billington, providing a peaceful and tranquil setting aswell as a high degree of natural privacy all around. This really is a property that must be seen to be fully appreciated and any viewings come with our highest recommendation!



The property comes set over two floors, and has been extended greatly over the years by the current owners aswell as being thoughtfully adapted to create an impressive layout and a superb flow as you move through the property.

The ground floor is accessed through a central hardwood door which leads directly into the entrance hall with two sets of doors either side, one leading into the first sitting room which comes perfectly suited to adopt into a working from home environment or a study space, and then the other leads into a spacious dining area. Noticeable features within this room are the central inglenook wood burner and the open exposed brick and timber archway that exposes the second sitting room at the back.

The sitting room at the back is delightfully light and a real cozy family space, benefitting greatly from double aspect windows aswell as a set of french doors that lead out into the private garden outside. Lastly and to complete the ground floor is the kitchen featuring a beautifully designed, traditional farmhouse style kitchen complete with bespoke wooden cabinets, granite worksurfaces, Terracotta tiled flooring, turret style windows facing out onto the garden and exposed timber beams to the ceiling. This kitchen is exactly what you would expect from a house of this age., making it perfectly fitting to the character and rustic charm of the cottage itself.

Rising up the stairs to the first floor where there are three well laid out double bedrooms, all generously sized and have views across outlooking across the countryside. The master bedroom comes with a pitched ceiling with exposed timber beams, double aspect views aswell as a cast iron balcony which provides seating as you gaze over the stunning far reaching countryside views beyond which include the Chiltern Hills and the White Lion Point at Whipsnade.

At the end of the landing there is a family bathroom which comes again with a pitched ceiling with more exposed timber beams, double aspect windows and also features a four piece suite to include a WC, handwash basin, shower cubicle and a free standing roll top bathtub.







At the front of the property is a private sweeping gravelled driveway which easily provides off road parking for an abundance of vehicles, ideal for households with multiple cars all accessed behind wooden gates for both vehicle and pedestrian usage. There is a gated access into the rear garden, aswell as entry into the double garage through the wooden front doors which could provide additional parking for further two vehicles if required.

At the rear of the property is the showcase of the home, a beautifully presented, low maintenance and landscaped garden which feels like you have entered directly into the open countryside itself due to the high level of privacy it provides. The generously sized garden comes with a meticulously well manicured lawn tiered over three sections to enable breath-taking views out onto the Chiltern Hills.

Directly off the property itself is a raised paved patio seating area perfect for enjoying the abundance of sunshine the garden receives throughout the entire day. At the foot of the garden is a large storage shed, which could be utilised for a workshop or a hobby room.

More about the location....

The village of Great Billington is an idyllic countryside location that combines historical charm with a peaceful rural lifestyle, making it an appealing location for residents and visitors alike. It is ideally situated near the towns of Leighton Buzzard and Dunstable aswell as being easily accessible to larger cities like Milton Keynes, Watford and London in just a short drive.

Great Billington is a close-knit community with a few local amenities, including a village hall and a church, St. Michael and All Angels, however despite its rural setting, Great Billington is well-connected by road being very close to the A4146, A5 and M1.

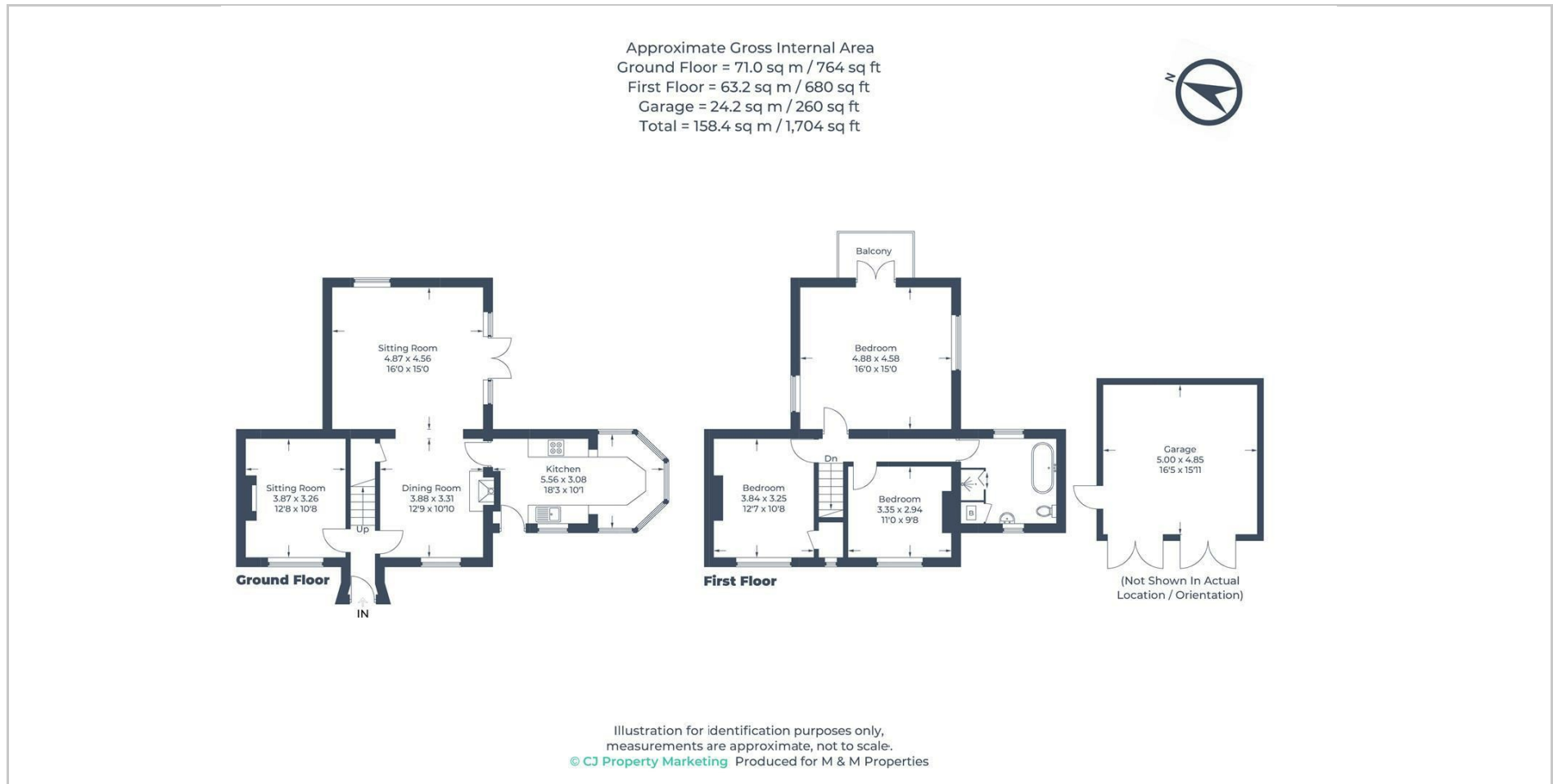
The village benefits from a tranquil setting, making it an attractive place for those seeking a quieter lifestyle but still being within easy reach of everything they might need. It is surrounded by picturesque countryside, offering opportunities for walking, cycling, and enjoying nature. The rural landscape provides a scenic backdrop to the village and contributes to its peaceful ambience.







# 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.