



Ash Grange, Billington Road, Leighton Buzzard

Offers In Excess Of £895,000





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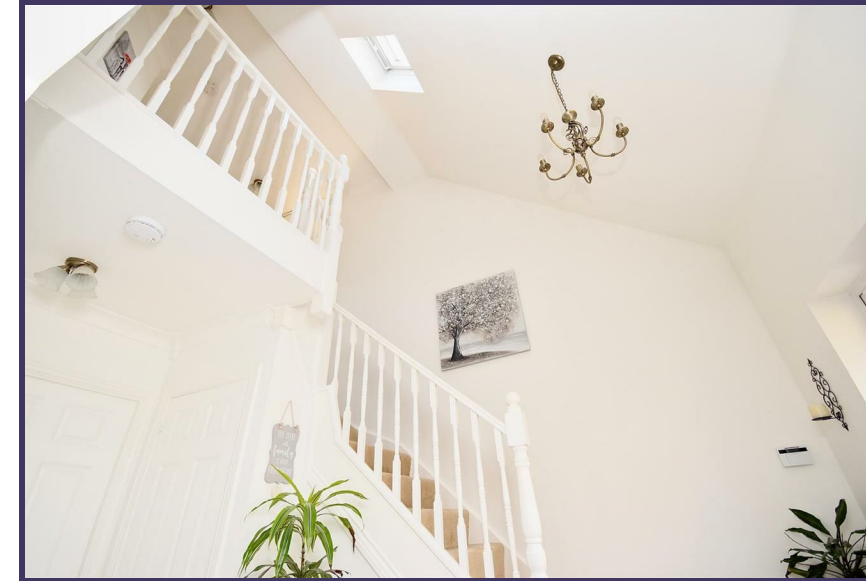
- Rarely Available, Executive Family Home
- One of Just Four Individually Designed Detached Houses
- Generous South Facing Woodland Garden Plot
- Double Garage with Newly Replaced Electric Roller Doors
- Immaculate Condition Throughout
- Secluded & Private Gated Community
- Four Good Sized Bedrooms
- Newly Refitted High Specification Kitchen with Centre Island
- Stunning Galleried Landing & Hallway
- On Doorstep of Town Centre & Excellent For Commuting

Nestled within a secluded, executive gated community of just four individually designed family homes within the private woodland setting of Ash Grange in Leighton Buzzard, comes this immaculately presented detached house which is presented in a 'turnkey' condition inside and out!

The home comes perfectly positioned to provide a balanced lifestyle with very easy access to the town centre amenities in just a short walk and excellent transport links to London Euston, all within a uniquely remote and charming community.

The property comes with just over 1,700 square feet of living accommodation with flexible, highly spacious and versatile rooms on every floor making it tailored for families of all sizes. Additionally there is a double garage and a very generous sized south facing garden plot enabling the potential to expend the home further if needed.

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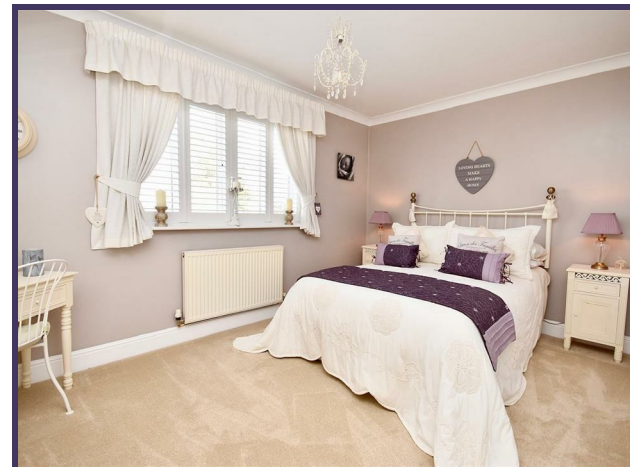
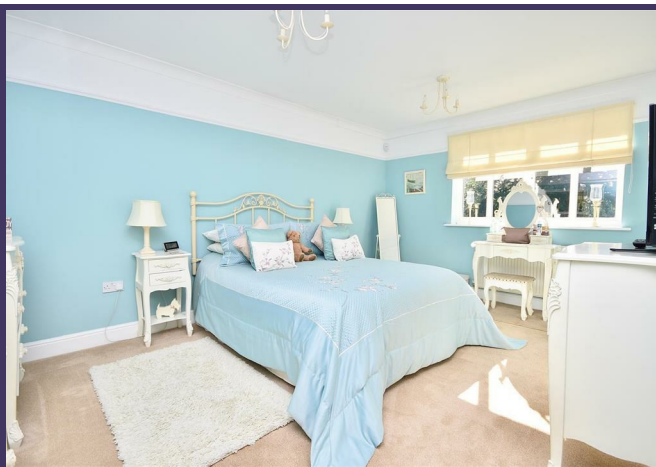
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The property offers over 1,700 square feet of well-proportioned living space, thoughtfully arranged across two floors. Upon entering through the central front door, you are welcomed into a stunning hallway featuring a galleried landing and a vaulted ceiling, with skylights that flood the space with natural light. A convenient understairs storage cupboard provides additional functionality, while the staircase leads to the first floor. Well placed doors seamlessly connect the reception areas, enhancing the sense of flow and openness throughout the home.

The dining area, accessed through double doors from the hallway, features a charming bay window and provides the perfect setting for hosting formal dinners or entertaining guests. Beyond the dining space, a generously sized lounge and living area extends over 18 feet, offering ample room for families while maintaining a cosy and inviting atmosphere. French doors open directly onto the garden, seamlessly blending indoor and outdoor living ideal for enjoying company with guests in the warmer months.

The newly upgraded kitchen and breakfast room is fully fitted with high-specification storage units at both wall and base levels, including deep pan drawers and smart under-counter lighting. A central island with breakfast seating enhances the space, all topped with sleek Quartz work surfaces that extend seamlessly to the splashback areas. Within the kitchen are a range of integrated appliances includes a fridge/freezer, eye-level oven, grill, microwave, and a four-ring electric hob with an extractor fan.





The adjoining utility area has been upgraded to the same high standard, featuring a separate sink, a fitted washing machine, and a wall-mounted boiler. A door from the utility room provides access to the convenient downstairs WC and a further door leads out onto the rear garden patio.

This stunning landing area on the first floor is a true showpiece of the home, boasting a striking galleried design that enhances the feeling of space and elegance. Whether used as a quiet reading nook or simply as a breath taking feature, this landing seamlessly blends style and functionality, elevating the entire home while also connecting to all four bedrooms and the family bathroom.

The master bedroom is particularly impressive with three sets of double wardrobes, views over the landscaped south facing garden and benefits greatly from a newly upgraded en-suite shower room. There are a further three double bedrooms, with the largest having further fitted wardrobes and another en-suite shower room.

The property rests on a generous sized plot wrapping around the property with a high degree of privacy. To the front is the driveway parking, aswell as a feature lawn section with planted borders and steps leading to the front door to the property. There is a gated side access both sides o the property leading round to the back garden area for ease. At the rear is an stunning south facing, fully enclosed garden with a tranquil woodland setting landscaped for easy maintenance and upkeep.

There is a large paved patio seating area perfect for outdoor and al fresco dining at the foot of the home with doors leading back into the property aswell as into the double garage. Steps lead out to the tiered lawn area where there is a wide array of lush plants, feature hedging, decorative flowers beds and trees.

There is vast opportunity to add outside offices, garden sheds or workshops to the garden area or even extensions to the home without encroaching much on the overall plot which provides the property with great potential for further improvement in the future.

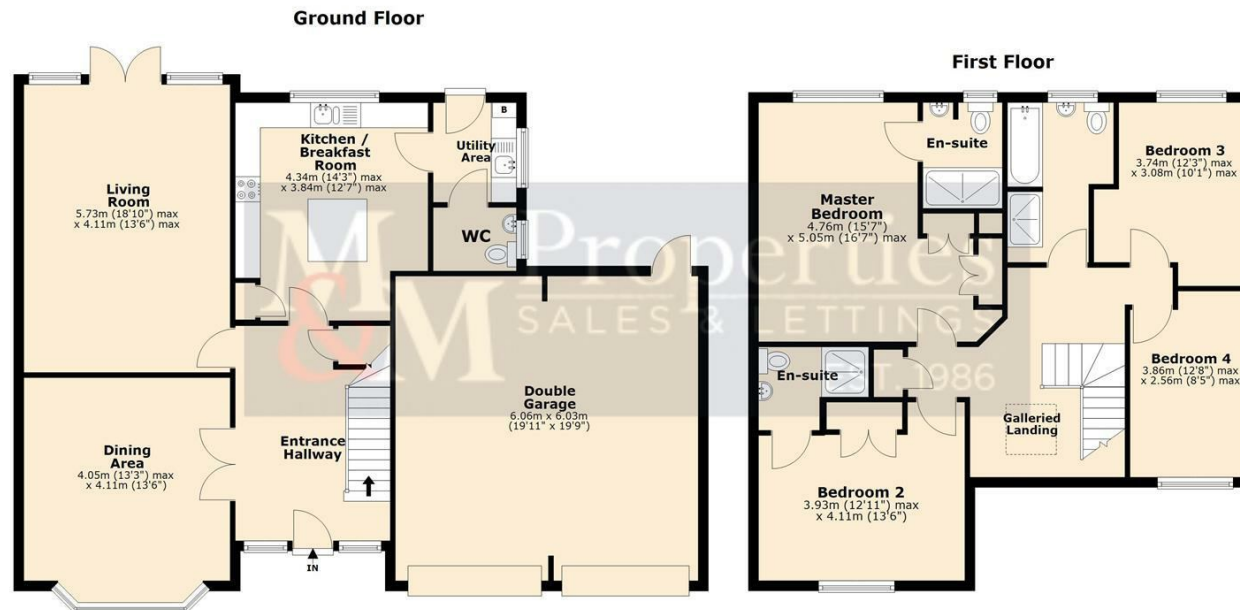
The double garage has full power and light connections and is accessed from the rear garden courtesy door, aswell as through two newly replaced electric roller doors to the front. There is a block paved driveway to the front which provides off road parking for three or four vehicles. Additionally there is further parking within the double garage for two more vehicles if desired and the garage offers scope for conversion subject to any necessary permissions.

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.