



Church Walk

Eggington, Leighton Buzzard, LU7 9QL

Offers In Excess Of **£550,000**



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QUARTERS

YOUR NEXT MOVE

Church Walk

Eggington, Leighton Buzzard, LU7
9QL

Quarters are delighted to offer for sale this four double bedroom detached family home sitting on an enviable plot in the heart of the charming, peaceful and sought after village of Eggington. The property is situated in a cul-de-sac with stunning views across farmland. Accommodation comprises; Entrance porch, hallway, cloakroom/WC, lounge/dining room, kitchen, utility room, study, four double bedrooms (master with en-suite) and a family bathroom. Additional benefits include central heating, double glazing, stunning gardens overlooking countryside, driveway parking, detached double garage with a room/home office above. Viewing is highly recommended to appreciate the stunning setting this property has to offer.

Location:

Eggington is a small village located in Bedfordshire, England. It is situated just south of the town of Leighton Buzzard and is surrounded by picturesque countryside. The village is known for its charming cottages and historic buildings, which date back to the 17th century. Eggington is also home to a beautiful church, St. Michael's which is a prominent feature of the village's skyline. The area is popular with walkers and nature enthusiasts, as there are several scenic walking trails and nature reserves nearby. The road links are second to none, with access to the A5 nearby which leads to the nearby towns of Aylesbury and Milton Keynes and the nearby junction 11A of the M1 providing access to London and the north. Additionally, the mainline train station in Leighton Buzzard provides regular trains to London Euston in as little as 30 minutes. The village also enjoys a close proximity to a number of outstanding country parks and woods, including Linslade Wood, Tiddenfoot Waterside Park, the picturesque 400 acre Rushmere Country Park and the grand Woburn Estate and Deer Park.

Ground Floor:

Enter via the front door to a spacious porch with a further door leading to hallway. The generous hallway provides access to the first floor, WC/cloakroom, living room, study and kitchen. The cloakroom/WC comprises of a low level WC and vanity hand wash basin. The study is a good sized room with dual aspect windows, the space could be used for multiple purposes. The living room is bright and airy thanks to the triple aspect windows. A fireplace sits in the heart of room, with an attractive arch way leading on to the dining room which furthermore enjoys views of the fantastic rear garden. There is a door from the living room to the garden and space for various furnishings to suit all needs. The kitchen enjoys views of the beautiful garden has a range of wall and base units with a good sized pantry cupboard. There is an induction hob and fitted electric oven. A utility room is situated off the kitchen and includes the central heating boiler, and there is a door which provides access to the garden and garage. There is space for various white goods to suit all needs.





First Floor:

The first floor provides access to all four bedrooms, family bathroom and the loft. The spacious main bedroom sits to the front with an en-suite shower room, and allows for plenty of furnishings to suit all needs. The en-suite comprises of a low level WC, vanity hand wash basin and shower unit. There is a further front facing double bedroom and two generous double bedrooms enjoying stunning rear views. All bedrooms have fitted wardrobes. The family bathroom is in excellent order and fitted with a three piece suite.

Outside:

To the front is a well proportioned driveway for multiple cars which leads up to the double garage. A paved pathway links round to a side gate which provides access to the garden and garage via a lean to. The south facing generous rear garden is mostly laid to lawn and wraps around the property. There is a paved patio area which extends to the rear of the garage offering useful storage space and houses the oil tank.

Garage:

The double garage is detached from the house and has power and light. The garage can be access via the front or the side via a gated lean too. The current owners have added a loft room in the garage which would make a superb office space, there is a sky light and a built in cupboard.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Approximate Area: 1415 ft² ... 131.5 m² (excluding double garage, home office)

Approximate Area of Double Garage, Home Office: 413 ft² ... 38 m²

Approximate Total Area: 1828 ft² ... 169.5 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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