



Plantation Road
, Leighton Buzzard, LU7 3HT

Offers In Excess Of £1,100,000



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Quarters are delighted to offer for sale this executive detached four bedroom family home with detached self contained annex and swimming pool, located on the highly sought after and prestigious Plantation Road. The property is situated on an impressive plot of approximately half an acre, providing versatile accommodation comprising: Entrance hall, living room, kitchen/dining room, family room, four bedrooms (master with ensuite and dressing room) and a family bathroom. The annex features an open plan living space, bedroom and bathroom, and to the rear is a utility room. Additional benefits include ample driveway parking, double garage with loft room above and a heated swimming pool set within vast landscaped gardens. Viewing is highly recommended.

Location:

Prestigious Plantation Road is home to Leighton Buzzard Golf Course, and remains one of Leighton Buzzards most premier locations with a range of beautiful family homes set within a leafy environment. Its close proximity to Leighton Buzzard Town Centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.7 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The property also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

The spacious entrance hall provides a warm welcome into this wonderful family home, with doors to the living room, family room, kitchen/dining room and cloakroom/WC, plus stairs leading to the first floor. The rooms are large, and each can be used for a variety of purposes depending on preference. On the left of the property, the living room is approximately 24ft in length, providing plenty of space for a range of furniture, and there are doors leading out to the rear garden as well as an open fireplace. Along the right side of the property is a 24ft kitchen/dining room. The kitchen is fitted with a range of wall and base level units, and there are spaces for a variety of appliances. A butler sink is well positioned to enjoy views of the rear garden. The remainder of the room leaves plenty of space for a family sized dining table, and there are doors to the side and rear. Between the two largest ground floor rooms is an impressive family room which features a curved bay window providing views to the rear, and there is also a wood burning stove.

First Floor:

The landing provides access to the four bedrooms and family bathroom. At one end, the generous master bedroom boasts splendid views to the rear, and there is plenty of space for a range of furniture. Additionally, the room benefits from a dressing room which is fitted with a range of wardrobes, and also a good sized ensuite bathroom. Next to the master bedroom is a further generous double bedroom, which features doors facing the rear aspect, giving a nice view of the garden. There are two further bedrooms and a family bathroom completes the first floor accommodation.





Annex:
A covered passage leads from the main house to the Annex. There is also doors to the boot room and utility room. The Annex provides additional living accommodation comprising of an open plan kitchen/lounge/dining room, bedroom and bathroom. The lounge area and bedroom both have doors leading to the front garden.

Outside:
The gated driveway is expansive, with plenty of parking available, and enclosed by a wealth of mature shrubbery.. There is also a generous lawn to the front of the Annex, a double garage, and gated access to both sides. The rear garden is exceptional, boasting a vast lawn with heated swimming pool. There is a paved patio off the rear of the property and a variety of trees provide shade to parts of the garden.



Garage:
The double garage is accessed via two up and over garage doors, and there is also power and lighting. A ladder gives access to the bonus loft room, which includes a light to the front aspect and a good amount of eaves storage space.



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



Total Area: 2533 ft² (excluding store, double garage, garage loft room, eaves storage)

All measurements are approximate and for display purposes only

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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