



Stanbridge Road

Tilsworth, Leighton Buzzard, LU7 9PT

Price **£1,400,000**



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**QUARTERS**

YOUR NEXT MOVE



# Stanbridge Road

Tilsworth, Leighton Buzzard, LU7 9PT

Quarters are delighted to offer for sale with complete upper chain this expansive five double bedroom executive family home. Situated on a plot of just under half an acre in the highly sought after village of Tilsworth, this impressive property is presented to the market in superb order with versatile accommodation comprising: Reception hall, sitting room, kitchen/dining room, games room, home office, utility room, cloakroom/WC, walk-in pantry, stunning master suite complete with walk-in wardrobe, ensuite and steam room, three double bedrooms with ensuite, a further double bedroom and a family bathroom. Furthermore, there is a large detached outbuilding with kitchenette and shower room, suitable for use as an annex (STPP) or work from home space. Additional benefits include double glazing, gas central heating, generous landscaped gardens with hot tub, workshop and summer house, garden bar and driveway parking. Viewing is highly recommended to appreciate this exceptional property.

### Location:

The property is situated on a generous plot of just under half an acre, in the rural Bedfordshire village of Tilsworth. The village itself is surrounded by open countryside which provide a range of scenic walks on the doorstep. Local amenities include a shop, parks and The Anchor public house, which is well regarded. In addition, neighbouring village Stanbridge is home to a popular primary school. The nearby market town of Leighton Buzzard is a short drive away with it's many shops, supermarkets, eateries and the historic market. 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. Additionally, the mainline train station in Leighton Buzzard provides regular trains to London Euston in as little as 30 minutes. The town 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:

Enter into the spacious and welcoming hallway, which opens into a roomy reception area, seamlessly connecting the ground floor rooms. The extended sitting room faces the front aspect and provides ample space for a range of living room furniture, and features a wood burning stove, media wall and wood flooring. There is a utility/wash room with space and plumbing for a washing machine, plenty of drying space for clothing, and courtesy doors to the remaining section of garage and side. The remaining section of garage is used as a store and accessed via an automatic roller door, plus there is power, lighting and heating. From the reception hall are stairs leading to the first floor with built-in storage under, and doors to the kitchen/dining room, cloakroom/WC, and a walk-in pantry. The kitchen/dining room benefits from a rear extension. The kitchen has been fitted with a range of wall and base level units, with an island providing additional storage and a breakfast bar. Quartz work surfaces provide a splendid finish, there are conveniences such as integrated appliances and a Quooker tap providing sparkling and boiling water. There is plenty of space for a large dining table plus a sitting area can be accommodated, each enjoying splendid views of the rear garden. Off the kitchen/dining room is a generous study/home office, currently used as a craft room, and a large games room which comfortably accommodates a full size snooker table.







#### First Floor:

The landing is bright and airy, with wood flooring continuing through each of the five bedrooms. There are spaces on the landing suitable to site a desk or alternative furniture, and access to the loft space and family bathroom. The master suite is a generous room, boasting far reaching views via a Juliet balcony. The impressive room also includes an ensuite shower room, walk-in wardrobe and a steam room. Bedrooms Two and Three are also large bedrooms, with plenty of space for a wealth of furniture, and each including fitted wardrobes and an ensuite shower room. The fourth bedroom includes an ensuite shower room and built-in wardrobe. Bedroom five is also a double room, currently used as a home gym, featuring mirrors fitted to the walls.

#### Outside:

Automatic gates provide privacy from the street, opening to an expansive driveway capable of accommodating in excess of 10 cars. There is also a neat garden area laid to lawn with mature shrubbery to the border. The landscaped rear garden features a paved patio area running across the rear of the property, perfectly situated to enjoy the surrounding landscape. The garden is divided into two sections, with the layout perfect to provide a variety of spaces to enjoy on any occasion. A generous lawn is complimented by a wealth of mature shrubbery and trees. At the rear of the outbuilding is a hot tub positioned within a raised decked patio, and a further raised deck is tucked to the corner of the patio, home to a summer house. There is also a workshop with greenhouse to the side. A fence provides separation from the rear section of garden, which features a further generous lawn area, currently used for outdoor summer games. The vendors have installed a bar situated on a decked patio area, and sits in one corner of this part of the garden, an excellent addition to the space. The southerly aspect of the garden ensures sunlight can be enjoyed throughout the day.

#### Outbuilding:

The insulated outbuilding can be used for a variety of purposes, such as a home office, gym, or garden room. The building has been fitted with a kitchenette and shower room, providing good potential for use as an Annex (STTP). French doors at the rear of the outbuilding lead onto the raised deck with the hot tub.



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 of House: 3532 ft<sup>2</sup> ... 328.1 m<sup>2</sup> (excluding Garage)

Approximate Area of Garage: 161 ft<sup>2</sup> ... 15 m<sup>2</sup>

Approximate Area of Outbuildings: 549 ft<sup>2</sup> ... 51 m<sup>2</sup> (excluding Hot Tub Deck)

**Total Approximate Area: 4242 ft<sup>2</sup> ... 394.1 m<sup>2</sup>**

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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