



## Swan Close

Ivinghoe Aston, Leighton Buzzard, LU7 9DN

Offers In Excess Of £500,000

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QUARTERS  
YOUR NEXT MOVE

## Swan Close

### Ivinghoe Aston, Leighton Buzzard, LU7 9DN

Quarters are delighted to offer for sale with no upper chain this four double bedroom family home located in the highly sought after Buckinghamshire village of Ivinghoe Aston, benefitting from catchment for Brookmead, Cottesloe and Aylesbury Grammar schools. The property has been subject to improvement by the current owners and is presented to the market in excellent order with spacious accommodation comprising: Entrance porch, generous lounge/dining room, refitted kitchen, conservatory, utility room, cloakroom/WC, four double bedrooms (master with ensuite) and a refitted family bathroom. Additional benefits include double glazing, landscaped rear garden, remainder of the former garage (providing potential for conversion STPP) and double width driveway parking. Viewing is highly recommended.

#### Location:

The Buckinghamshire village of Ivinghoe Aston is situated in the Chiltern Hills between the popular market towns of Leighton Buzzard and Tring, at the foot of Ivinghoe Beacon. There is a fantastic village owned public house frequented by the friendly local community, and a children's play park. A variety of public footpaths provide excellent walks around the surrounding countryside. Ivinghoe Aston falls within sought after school catchment including Brookmead School and the highly sought after Aylesbury Grammar schools, as well as the increasingly popular Cottesloe School. The village is approximately five miles from Tring Mainline Station, and 8 miles from Leighton Buzzard mainline station, each providing trains to London Euston.

#### Ground Floor:

Enter via a double glazed front door into the porch, which provides space to hang coats and a door to the lounge/dining room. Engineered wood flooring runs from the porch into the lounge/dining room, which is a nice feature perfect for the generous size of the room. The vendors have currently configured furniture to provide a dining area towards the front, and a generous sitting area surrounding a feature wood burning stove. There are open stairs leading to the first floor and double glazed sliding doors into the bright airy conservatory, which is a splendid additional space to pass time whilst enjoying views of the rear garden, plus there is a door leading to the raised decked patio. A further door from the lounge/dining room leads into the kitchen which has been refitted with a range of wall and base level units, featuring a range of integrated appliances, spaces for a dishwasher and fridge freezer, and ample wooden work surface. The style of the kitchen fits well in this peaceful village home. A built-in storage cupboard provides additional storage, and there are doors to the decked patio and utility room. The rear section of the garage has been converted, conveniently providing a utility with stainless steel sink, and spaces for a washing machine and tumble dryer, plus a separate ground floor cloakroom/WC. A door leads into the remaining section of garage, which may be suitable for a small car, but is currently used predominantly for storage. There is further potential to convert the garage (STPP), which would give an additional reception room/home office, if desired.





#### First Floor:

The landing gives access to the four bedrooms and family bathroom. An extension to the first floor has created two surprisingly large double bedrooms facing the front aspect. The master bedroom features two sets of built-in wardrobes, with plenty of space for additional furniture. A door opens to the ensuite, fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and shower cubicle. Bedroom Two also includes built-in wardrobes and boasts a roomy feel. Bedroom three is a good sized double room enjoying views over the rear garden, built-in wardrobes and an airing cupboard. The generous fourth bedroom is currently being used as a home office, but makes for an excellent guest bedroom. The first floor is completed with a family bathroom, refitted with a three piece suite comprising of a low level WC, vanity wash hand basin and p-shaped bath with shower over.

#### Outside:

To the front of the property is a generous driveway laid to shingle and extending to the front door. Additionally, a neat lawn with mature tree provides a pleasant feature. The rear garden has been thoughtfully landscaped, providing a raised decked patio area overlooking a well maintained lawn which is surrounded by a wealth of flowers and mature shrubbery. A timber shed sits to the corner and there is also gated rear access.



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: 1650 ft<sup>2</sup>

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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