



Leighton Road  
Wingrave Aylesbury, HP22 4EW

Guide Price £450,000





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We are delighted to offer a unique opportunity to own a piece of history. This Grade II listed former stable block, dating back to the 19th century, has been thoughtfully converted into a charming two-bedroom terrace home, seamlessly blending period features with modern comforts. The property retains original architectural details, including exposed beams and period brickwork, reflecting its equestrian heritage. Accommodation comprises Entrance hall, cloakroom/WC, open plan kitchen/dining/living room, two bedrooms (master with ensuite) and a family bathroom. The communal grounds include an orchard, woodland area and gardens with stunning far reaching countryside views. Additional benefits include a private rear garden and allocated parking for two cars. Viewing is highly recommended to appreciate this stunning individual home.

## Location:

Mount Tabor Stables sits in a tucked away private development, with a range of homes created within the grounds of a former Rothschild Manor House. The property enjoys use of the vast and stunning communal grounds which provide an exceptional place to live. The village of Wingrave is nestled in the picturesque Buckinghamshire countryside, and boasts plenty of local amenities, with residents benefitting from local shops, public houses and green spaces. The village further benefits from falling within catchment for sought after grammar schooling as well as the popular Cottesloe School, and excellent transport links to nearby Aylesbury, Milton Keynes and beyond thanks to the accessibility of Junction 11A of the M1. The village is situated approximately 15 minutes' drive from Leighton Buzzard Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property also enjoys a close proximity to a number of outstanding walks and nature reserves.

## Ground Floor:

Enter via a private front door into the hallway which provides access to the cloakroom/WC and living space, plus there is a roomy built-in storage cupboard and stairs leading to the first floor. Engineered wood flooring flows throughout the ground floor, perfectly complementing the warm and historic feel of this stunning home. The living space is open plan, and thoughtfully designed to provide three distinct spaces. A dining area sits to the front aspect, with high ceilings giving a feeling of spaciousness, and there is ample room for a family sized dining table. Across the rear of the property is the kitchen and lounge area. The kitchen is fitted with a range of wall and base level units plus a breakfast bar. A wealth of integrated appliances provide modern convenience, and include a washing machine, tumble dryer, fridge freezer, coffee machine, microwave oven and hob with hood over. The lounge area is a pleasant spot to relax, with room for a range of furniture to be situated with views of the rear garden via double glazed French doors. The versatility of the ground floor layout allows for reconfiguration, if desired.







#### First Floor:

The first floor landing is a feature in itself, with a high level window flooding the area with natural light, and there are doors to the two bedrooms and family bathroom. There are exposed beams aplenty in each of the rooms, and the character provided by these is unrivalled. The master bedroom is an excellent space, with plenty of room for a variety of bedroom furniture. The room enjoys use of an ensuite which is fitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and quadrant shower cubicle. The second bedroom allows for a single bed and a recessed area at the end of the room is a perfect home for some furniture. The family bathroom has been thoughtfully designed to include a three piece suite comprising of a low level WC, vanity wash hand basin and an unorthodox shaped bathtub which sits perfectly to one corner of the room.

#### Outside:

The property sits within a neat and well maintained courtyard which leads to the front door. There are passageways from the courtyard leading through to the Orchard in one corner, and a brief walk to the village centre in the opposite direction. The property enjoys a private rear garden which features a paved patio area and the remainder is laid mainly to shingle with a wealth of mature shrubbery to the borders. The low maintenance garden is a splendid place to enjoy this peaceful setting. The communal grounds are both expansive and impressive. An outstanding feature is the generous gardens which boast far reaching views of the stunning surrounding countryside, just one of the things that is truly special about this rarely available development.

#### Parking:

This property includes two allocated parking spaces, and there are also visitor provisions.

#### Agents Note:

This property is Freehold. The communal grounds are well maintained, and there is an annual service charge of £1,280 per annum, inclusive of water rates. There is a ground rent of £20 per annum.



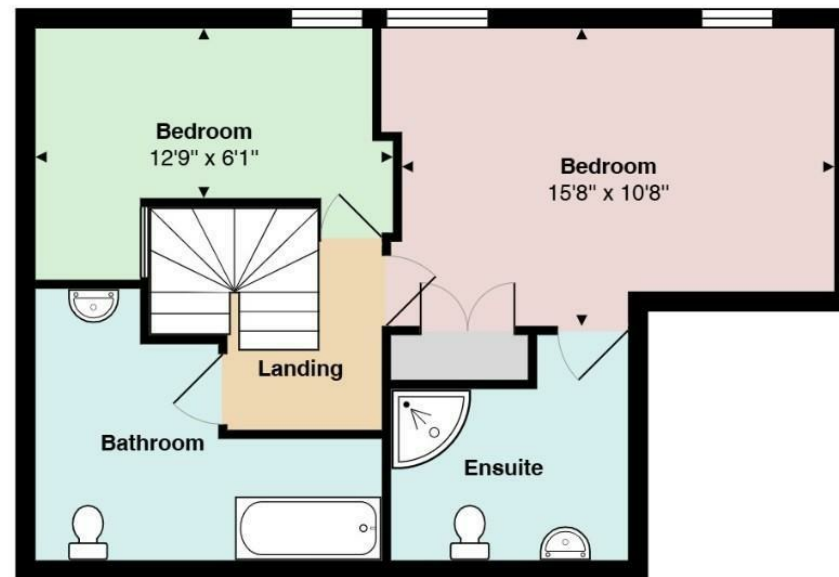
Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised 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



Ground Floor



First Floor

Total Area: 934 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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