



Ridings Way

Cublington Leighton Buzzard, LU7 oLW

O.I.R.O £290,000



QUARTERS  
YOUR NEXT MOVE

## Ridings Way

Cublington Leighton Buzzard, LU7  
oLW

We are delighted to offer for sale with no upper chain this rarely available two bedroom character cottage, set within the highly desirable Buckinghamshire village of Cublington. Surrounded by countryside and enjoying a peaceful position in a quiet no through road, this charming property offers well-balanced accommodation over two floors, with attractive gardens and delightful rural views from the first floor. Accommodation comprises: Lounge, kitchen, lobby, shower room and two bedrooms. Additional benefits include double glazing and mature landscaped gardens. Viewing is highly recommended.

### Location:

Cublington is a highly sought-after village nestled in the Aylesbury Vale, surrounded by rolling countryside and enjoying a traditional village atmosphere with a strong sense of community. Local amenities include a popular public house, tennis club, church and recreation ground, while more comprehensive shopping, dining and rail links can be found in nearby Leighton Buzzard, Aylesbury, and Winslow. For commuters, mainline stations at Leighton Buzzard and Aylesbury offer fast connections to London, and the area is well served by road links to the A41, M1, and M40.





### Ground Floor:

Enter via the front door into a bright and welcoming lounge, with period features such as a tiled floor. The lounge benefits from a double glazed window to the front aspect, and a door to the rear provides access to the kitchen. The kitchen is a charming space, with a double glazed window to the rear showcasing the landscaped rear garden. The kitchen has been fitted with a range of wall and base level units with spaces for appliances. There are roomy storage cupboards under the stairs and a door to the lobby, which connects to the shower room as well as providing a door to the rear garden. The shower room is fitted with a three piece suite comprising of a low level WC, wash hand basin and shower cubicle.

### First Floor:

The master bedroom is a generous double room, and benefits from a double glazed window to the front aspect. An recess provides the perfect spot for wardrobes. The rear-facing bedroom takes full advantage of the elevated position, enjoying stunning countryside views across the surrounding open fields — a perfect backdrop to start or end the day, and includes two built-in wardrobes.

### Outside:

Externally, the property benefits from both a front garden, adding kerb appeal and privacy, and a generous rear garden, which provides space for outdoor dining, gardening, or simply enjoying the peaceful rural surroundings. The rear garden also offers scope for further landscaping or personalisation.



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



## 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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