



Hillside Road

Leighton Buzzard, LU7 3BU

Guide Price £900,000



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We are privileged to offer for sale Sandstones, an outstanding detached residence enviably located on Hillside Road, one of Leighton Buzzard's most highly regarded addresses. Set behind a generous frontage and enjoying a mature, private plot, this exceptional home provides over 3,500 sq ft of elegantly appointed and highly flexible accommodation, ideal for multi-generational living, working from home, or those seeking abundant space in a prestigious and peaceful setting. With accommodation comprising: Entrance hall, cloakroom/WC, study/ family room, lounge, living room, dining room, utility room, refitted kitchen/breakfast room, upstairs kitchen/sitting room, first floor master suite with dressing room and refitted en-suite bathroom, bedroom with en-suite shower room, two further double bedrooms, and a family bathroom. Additional benefits include ample driveway parking, double garage, summer house with power and impressive south facing landscaped mature gardens. Viewing is a must to appreciate the stunning setting.

## Location:

Hillside Road remains one of Leighton Buzzard's most sought after locations, predominantly consisting of a variety of premium family homes. Its central location ensures that the historic market 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 cycle/drive 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 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:

A stylish entrance hall welcomes you with its spacious proportions and modern finish, offering access to a refitted cloakroom/WC and leading into the inner hallway, which acts as the heart of the home. From here, you are guided to a variety of well-proportioned and light-filled reception spaces: a study/family room, offering excellent flexibility for working from home or use as a snug or playroom; a formal lounge with patio doors to the rear garden; and a dining room with delightful views over the landscaped gardens, an ideal setting for both everyday meals and entertaining guests. To the front of the property is the kitchen/breakfast room, refitted with a smart range of wall and base units, centred around a practical breakfast bar. A suite of integrated appliances is included, and the kitchen opens directly into the utility room, offering further space for white goods and storage. The utility area connects to an additional inner hallway with access to the garage and a secondary staircase to the first floor. The layout continues with a generous sitting room, flooded with natural light via patio doors to the garden and offering superb potential as a guest lounge, games room, or informal living area—demonstrating the adaptable nature of this home.







#### First Floor:

Uniquely configured and served by two staircases, the first floor offers exceptional scope for flexible family living or annex-style accommodation. The main landing provides access to three double bedrooms, all beautifully presented and featuring built-in wardrobes. One includes an ensuite shower room, while another benefits from a hand basin. A large family bathroom features a low level WC, bidet, vanity wash hand basin, and bath, all finished with modern tiling. At the far end of the property, a self-contained suite features a kitchen/sitting room—a rare and valuable addition which includes full kitchen units, space for a dining or lounge area, and patio doors opening to a large private balcony. The balcony offers elevated garden views and steps descending to the patio—perfect for relaxed outdoor living or independent use. This suite presents ideal potential as an annex, guest accommodation, or teenage retreat. Continuing beyond is the magnificent master bedroom suite, which boasts excellent dimensions, dual wardrobes, and air conditioning. This serene retreat enjoys views of the garden via a large patio window and opens into a well-fitted dressing room and a luxurious four-piece ensuite bathroom with separate shower and bath.

#### Outside:

To the front, a wide driveway provides extensive off-road parking and leads to an integral garage with electric doors, power and lighting. The landscaped south facing rear garden is both private and established, with an expanse of lawn framed by mature shrubs, there is an enclosed low maintenance patio area which allows for panoramic views, a great space for entertaining. A summer house is centrally located, perfect for storage or a nice spot to enjoy a long summers day. There are further stairs which lead to the first floor balcony.



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



Ground Floor



First Floor

Total Area: 3291 ft<sup>2</sup> (excluding balcony)  
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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