



Gig Lane

Heath And Reach Leighton Buzzard, LU7 0BQ

Offers In Excess Of £650,000



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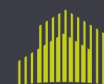
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QUARTERS
YOUR NEXT MOVE

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We are delighted to present this superb four bedroom detached home, set back from the roadway on a peaceful rural offshoot in the desirable village of Heath & Reach. This property offers expansive and versatile living accommodation, a self-contained annexe and generous outdoor space, all combining to deliver a high level of lifestyle appeal in a tranquil setting. There is accommodation comprising: Living room, garden room, kitchen/diner, utility room, two downstairs bedrooms, downstairs bathroom, two first floor double bedrooms, first floor shower room with a separate outbuilding for versatile living which includes a bedroom, shower room and sitting room. Additional benefits include double glazing, annex, gas heating, rear garden and driveway parking for multiple cars. Viewing is highly recommended.

Location:

Heath & Reach combines the best of village life with access to countryside trails and open green spaces. The village has local amenities including shops, eateries and a primary school, with Rushmere Country Park just a stone's throw away — ideal for family walks and weekend outdoors life. Commuters benefit from proximity to Leighton Buzzard town centre and its mainline station, offering fast services to London Euston, as well as convenient road access via the A5 and M1.





Layout:

Upon arrival, you are greeted by the welcoming inner hallway which leads into the main living areas, garden room and seamlessly connect the layout. The property has been extended on the ground floor to create a flowing open-plan living, dining, and family space that radiates light and delivers excellent flexibility to accommodate both intimate family life and larger gatherings. The living room area provides a welcoming retreat which opens out to the rear garden via bi-folding doors, creating an effortless connection between indoors and out. The kitchen/diner is well appointed, featuring quality units, integrated appliances, and a separate utility room for added practicality. On the ground floor you will also find two bedrooms and a fully refitted bathroom, making this level ideal for multi-generational living or guests. Upstairs, the first floor landing leads to two further bedrooms and a shower room, delivering comfortable private accommodation. The largest of the two first floor bedrooms overlooks the rear garden, with the front facing bedroom enjoying stunning views over the surrounding countryside. One of the standout benefits of this home is the self-contained annexe, tucked away in the garden. It can function as guest accommodation, a home office or separate living space and benefits from its own shower room.

Outside:

The property sits on a generous plot with a driveway capable of accommodating multi vehicles, plus a covered carport. The stunning southerly-facing rear garden is a particular feature, landscaped thoughtfully with lawns, mature shrubs and trees, creating a private and peaceful oasis. At the far end of the garden, the annexe blends into the planting scheme yet retains its own discreet identity.



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: 1841 ft²

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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk