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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



# Little Billington

OFFERS IN EXCESS OF

£1,400,000

A rare chance to purchase a unique, detached family home in a wonderful location, with extensive and highly secluded gardens circa 2 acres, a hard tennis court, fruit orchard, and large brick built outbuilding, currently used for storage, but offering potential for the construction of a separate dwelling, if required, subject to planning.



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## GROVEBURY TURN

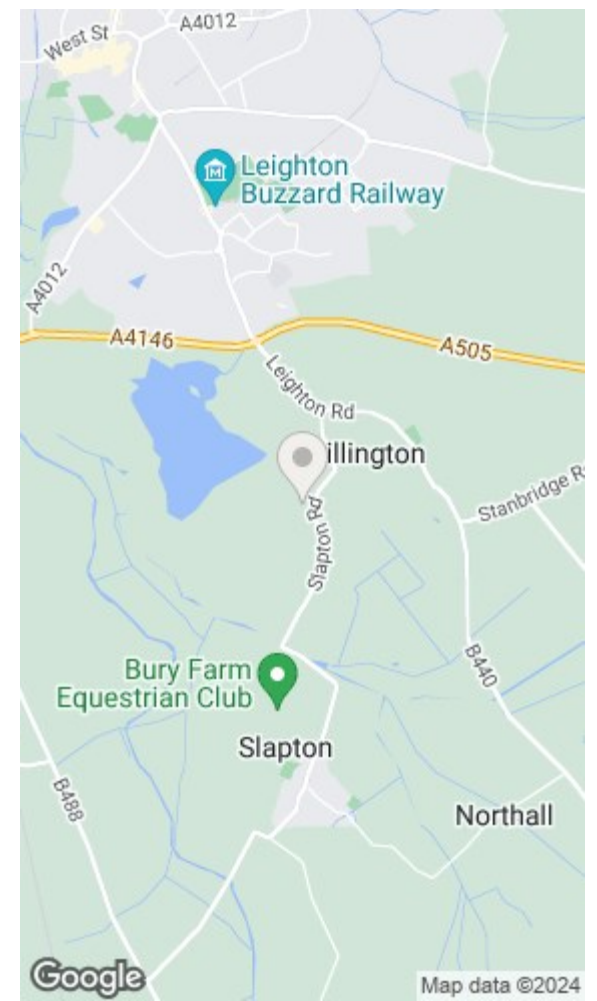
LITTLE BILLINGTON

Approximate Gross Internal Floor Area  
5900 sq. ft / 548.20 sq. m (Including Outbuilding)  
3793 sq. ft / 347.30 sq. m (Excluding Outbuilding)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
44	72	D	C

Energy Efficiency Rating: 44 (Current), 72 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: D (Current), C (Potential).





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A rare chance to purchase a wonderful country home in a semi rural location yet within a couple of miles of the town and mainline train station serving London Euston.



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#### The Ground Floor

A grand front door opens to a wonderful entrance porch which has sliding glass doors opening to a spacious reception hall which is the ideal place to greet family and friends. There is a sweeping staircase rising to the first floor galleried landing and two ornate wrought iron gates opening to an inner lobby which has doors to a large formal dining room overlooking the front, door to the refitted kitchen/ breakfast room with dual aspect panoramic views over the gardens and door to cloakroom, boot room and utility room. There are a further two good size reception rooms with the current seller using one which overlooks the front of the property as a home office and the second as the formal drawing room which has an inset wood burner with lighting. There are 2 sets of French doors overlooking the south facing rear garden.

#### The First Floor

The spacious galleried landing has a hatch with pull down ladder leading to a large boarded attic with 3 Velux windows and excellent scope to convert STNP. Doors opening to all five double bedrooms, three of which have vanity wash basins and fitted wardrobes. The family bathroom has a white four piece suite including separate panelled bath and walk in shower cubicle. The large principal suite has 2 Juliette balconies plus a window to the front. Three linked walk in wardrobes and a luxuriously appointed ensuite with four piece suite including a separate bath and large shower cubicle.

#### Outside

Without doubt, the outside of this property is a central feature and boasts a high degree of privacy and seclusion by means of tree and hedge lined borders to all perimeters. There is a substantial block paved drive, garaging with light and power for four vehicles and extensive parking, leading to the front door. There is a front garden and formal gardens to the rear, leading to a large kitchen garden on one side enclosed by fencing and on the other to the orchard with a variety of plums, apples, pear, damson and sloes. From the formal garden a gate leads to the large brick outbuilding which has its own vehicular access and separate electricity supply and measures circa 45 ft x 30ft. This could be a footprint for a detached dwelling or office STNP, or for storage as currently. A grass pathway leads to the enclosed and raised hard tennis court with country views.

#### The Location

Great Billington is a civil parish in Bedfordshire approx 3 miles from the thriving market town of Leighton Buzzard. Within this parish are the hamlets of Gt and Lt Billington. At the centre of Gt. Billington is the village hall/green, and the tiny 13th century church of St Michael & All Angels atop of Billington Hill. There has been a settlement since Roman times. An extensive range of shops, recreation, schooling and leisure facilities are available in nearby Leighton Buzzard. Within a 4 minute drive of the property is a new retail park with a Marks & Spencer Food store, Aldi, B&M, Pets at Home and food outlets. There is a Little Waitrose at the nearby petrol station and a small Sainsbury. Surgery, dental practise and vet are close by.

#### Transport Links

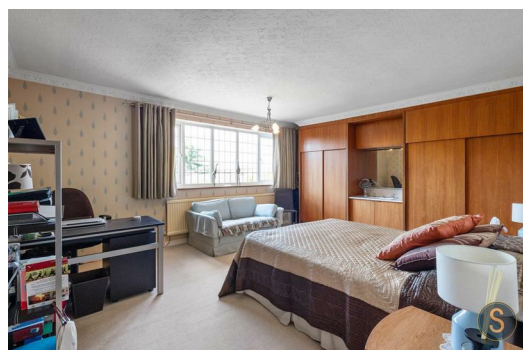
The M1 Junction 11a is approximately 7.3 miles and within easy reach of Luton Airport, making it ideal for those who need to travel further afield. Leighton Buzzard railway station is approximately 3.2 miles which provides an efficient and direct link to London Euston in 30 minutes, making it a convenient location for commuting into the capital or exploring the wider area.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principle.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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