



BEASLEY & PARTNERS

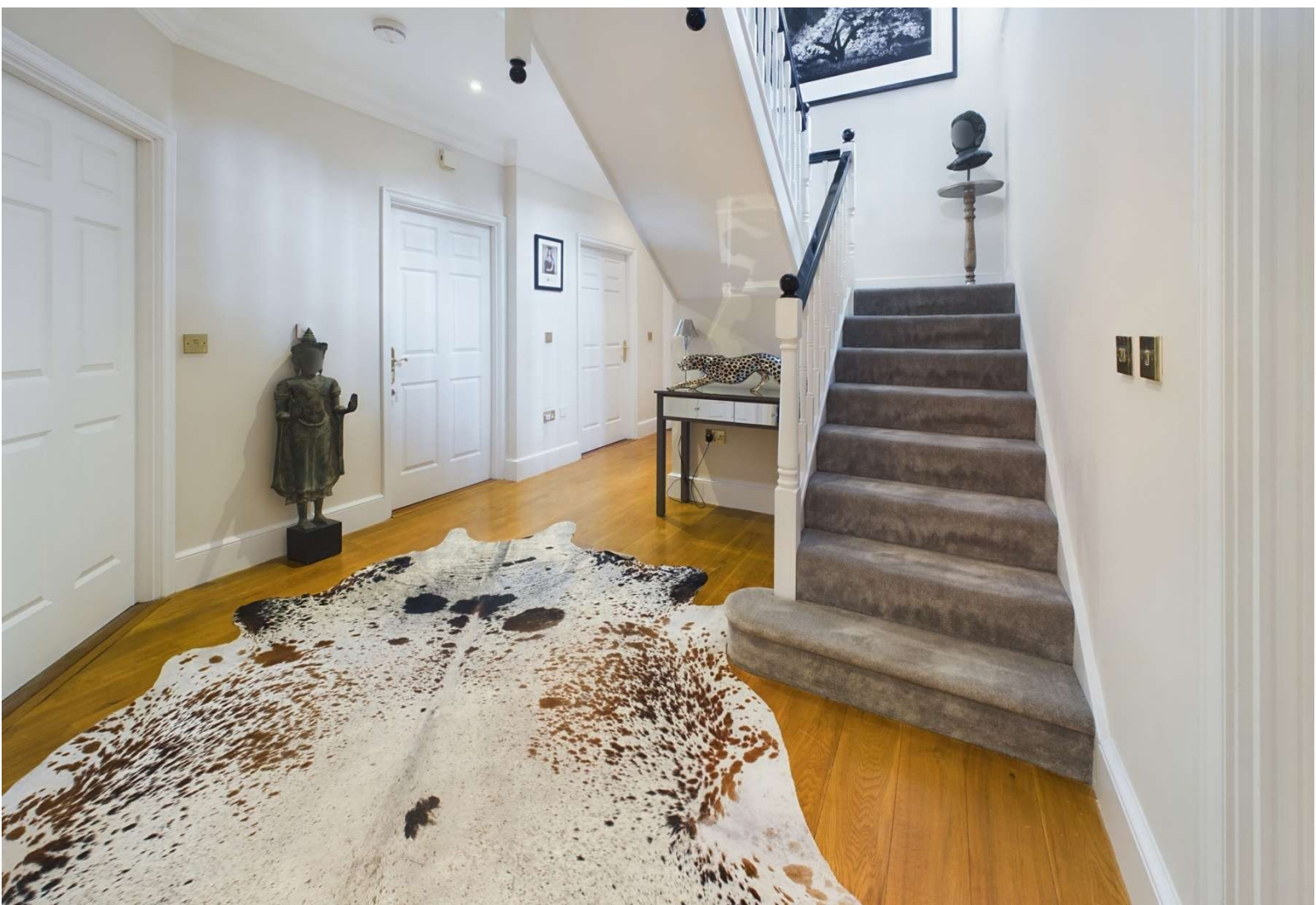
Pine Close, Leighton Buzzard, LU7 3DH

Price: £1,750,000 Freehold



Situated on 0.3 acres is this impressive double fronted Queen Anne style detached house in a partly wooded setting off Heath Road, with substantial accommodation of approximately 4545 sq. ft. set over three floors.





- Approximately 4545 Square Feet
- Queen Anne Style Detached House
- Partly Wooded Setting
- Large Open Plan Kitchen/Breakfast Family Area
- Bespoke Handmade Kitchen
- Dual Aspect Living Room & Dining Room
- Office
- Granite Work Surfaces
- Oak Flooring
- Master Suite With Large Dressing Area, Walk-In Wardrobe & Four Piece En-Suite
- Guest Bedroom with En-Suite
- Sun Room
- Large Second Floor Bedroom/Games Room
- Double Garage
- Sweeping In-Out Driveway
- Double Garage & Carport
- Wrap Gardens
- Lounge With Fireplace & Air Conditioning
- High Ceilings
- Main Four Piece Bathroom
- Shower Room
- Sought After Area
- Golf Club, Schools, High Street, Supermarkets & Other Amenities Nearby



Situated on 0.3 acres is this impressive double fronted Queen Anne style detached house in a partly wooded setting off Heath Road, with substantial accommodation of approximately 4545 sq. ft. set over three floors. There are character features with high ceilings, oak flooring to part of the ground floor and quality fixtures.

You approach access the grounds via a private sweeping in and out blocked paved driveway providing extensive parking. There are areas of lawn, beds and borders, as well as mature trees. A separate gravelled area provides additional parking. There is a double car port and double garage with an electric door, power and light connected.

The rear and side gardens wrap the house on three sides with extensive lawns, patio areas. It has well stocked beds and border along with a number of trees, enclosed by fencing and a sandstone wall.

From the main reception hall, the stairs rise to the first-floor accommodation and there are double doors to the living room and dining rooms. Both are

bright and airy, the living room with windows to three aspects, a fireplace and air conditioning, the dining room has windows to two aspects. There are further doors to the study, utility with granite work surfaces and a door to the side, downstairs cloakroom and large open plan kitchen/breakfast/family room with double doors to the gardens and sun room. The stunning bespoke handmade kitchen is fitted with a range of units and drawers, with a breakfast island and granite work surfaces.

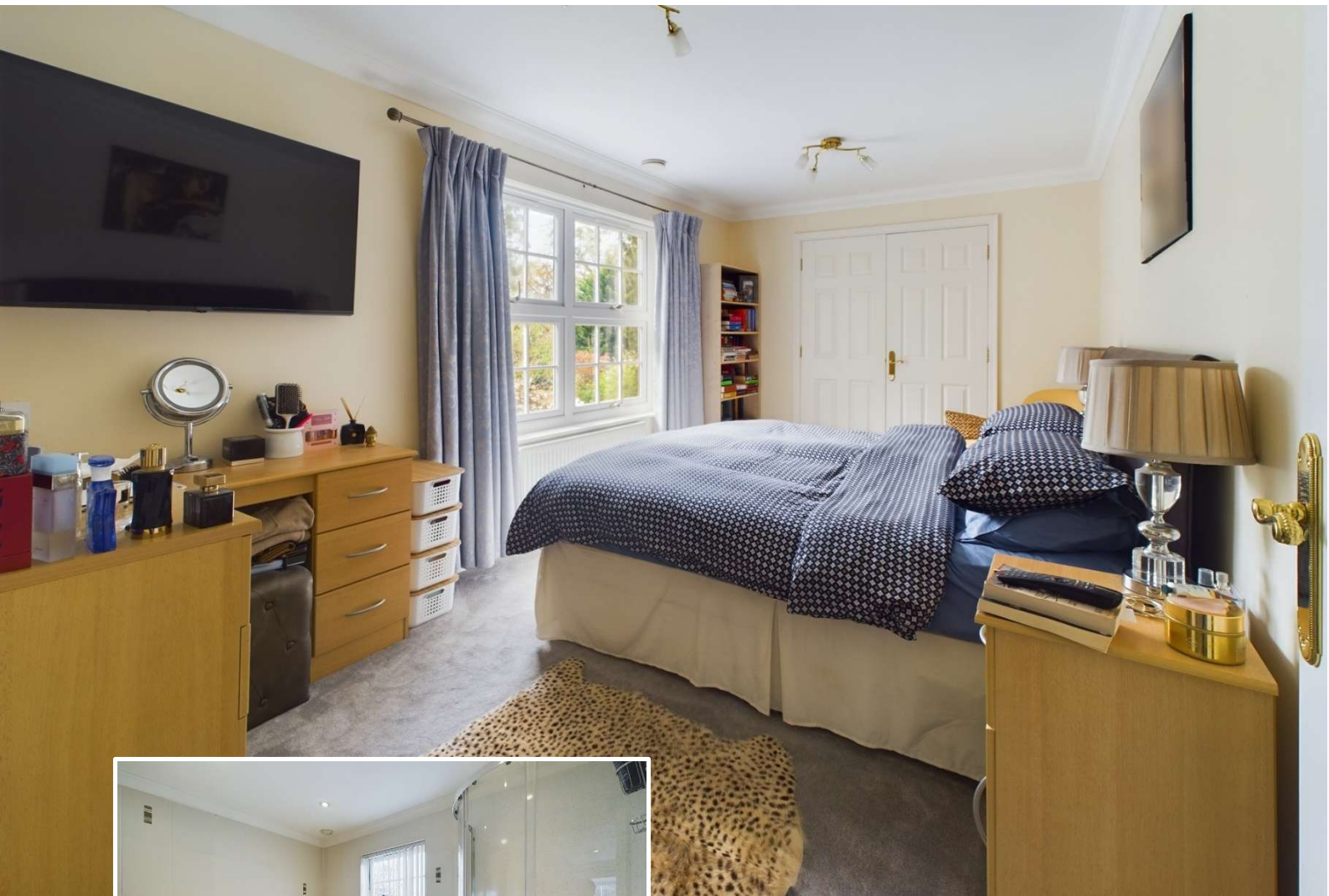
The first floor gives you access to a fantastic master bedroom suite complete with large dressing room area, en-suite with four-piece suite and a walk-in wardrobe. There is also a guest bedroom with en-suite, two further double bedrooms with built in wardrobes and the main family bathroom with a four-piece suite. To the second floor are three further double bedrooms, one ideal for a family/games room and a shower room.

This is an incredible home situated in a very sought after area of Leighton Buzzard with the High Street, supermarkets, schools, golf club and other amenities nearby.



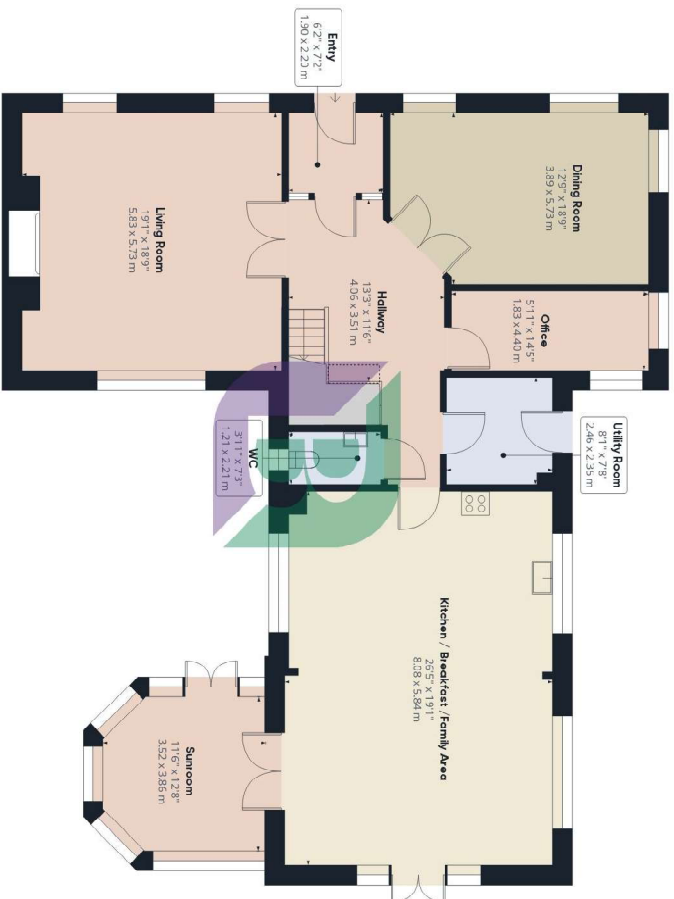








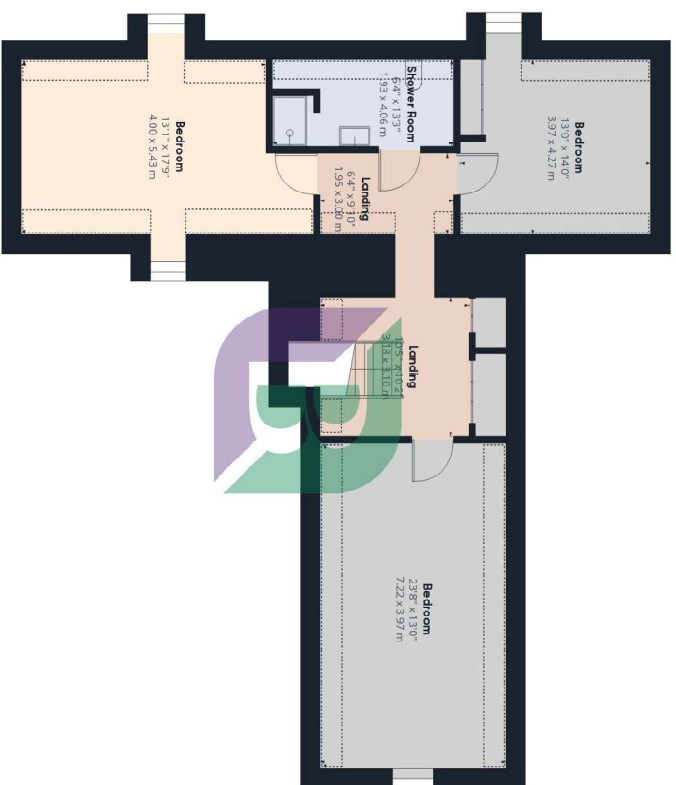




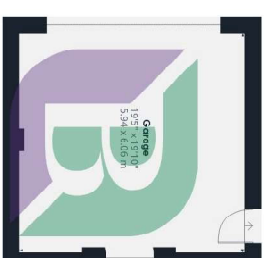
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 4545.23 ft²
 422.27 m²

Reduced headroom
 206.47 ft²
 19.18 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Waiting on EPC



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Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

