



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

20 Mentmore Court Howell Hill Close, Mentmore, Leighton  
Buzzard, LU7 0TZ



# 20 Mentmore Court Howell Hill Close, Mentmore, Leighton Buzzard, LU7 0TZ

Asking Price £315,000

- TWO BEDROOM STABLE CONVERSION
- IDYLIC RURAL VILLAGE
- COMMUNAL GARDEN AREA
- CARPORT AND TWO PARKING SPACES
- EPC D
- NO ONWARD CHAIN
- OUTSTANDING VIEWS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this beautifully presented two bedroom stable conversion situated in the picturesque village of Mentmore with communal landscaped gardens and panoramic views to the front over surrounding countryside. Offered with NO ONWARDS CHAIN.

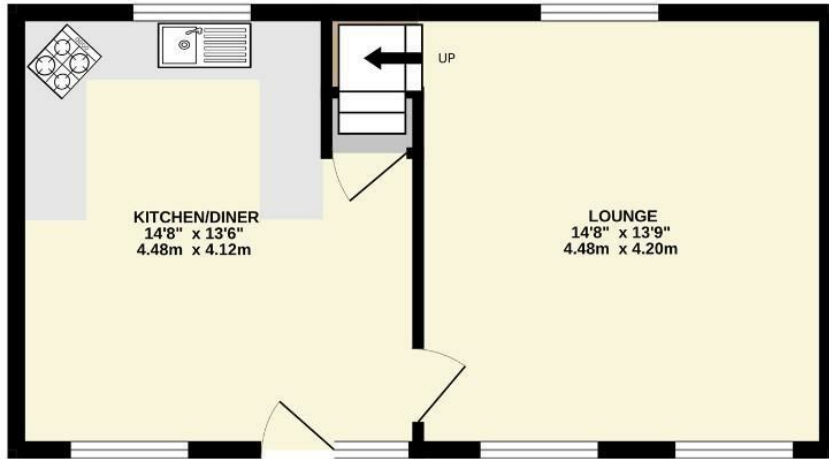
In brief this wonderful property offers, kitchen/dining room, lounge, two bedrooms and family bathroom.

Mentmore is a small village located in the county of Buckinghamshire. It is situated approximately 8 miles South-West of Leighton Buzzard and 3 miles West of Wing. The village is part of the civil parish of Mentmore and is known for its picturesque surroundings and historic architecture.

One of the prominent features of Mentmore village is Mentmore Towers, a grand country house built in the mid-19th century and is an example of neo-renaissance architecture, designed by the architect Joseph Paxton. It served as a residence for the Rothschild family and is now privately owned.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252  
tring@hunters.com | www.hunters.com

GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.

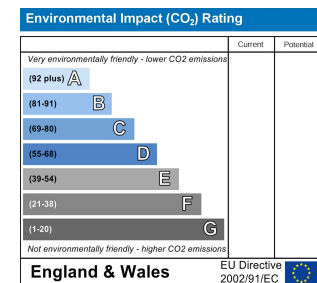
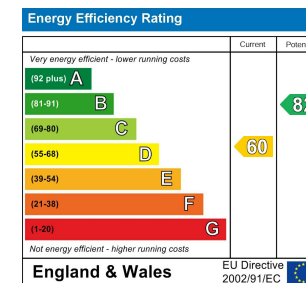


1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Entrance

Entry via wooden door with glazed windows into;

### Kitchen/Dining Room

A range of wall and base units with work surface over, one and a half bowl sink with drainer, fitted water softener and mixer tap over. Four ring electric hob with extractor over. Space and plumbing for washing machine and fridge freezer. Integrated oven. Vinyl flooring, part tiled walls, storage heater and exposed wooden beams. Cupboard under stairs. Double glazed windows to the front and rear...

### Lounge

Solid oak flooring, storage heater, exposed wooden beams and double glazed window to the front and rear aspect. Stairs rising to the first floor.

### Landing

Fitted carpet, Velux window to the rear, storage cupboard and airing cupboard. Doors off to bedrooms and shower room.

### Bedroom One

Fitted carpet, fitted wardrobes with sliding mirrored doors. Eaves storage. Vaulted ceiling, exposed beams and storage heater. Velux window to the rear aspect.

### Bedroom Two

Fitted carpet, fitted wardrobes with sliding mirrored doors. Eaves storage. Vaulted ceiling, exposed beams and storage heater. Velux window to the rear aspect.

### Shower Room

Three piece suite comprising; shower enclosure with glass screen and shower over. Pedestal wash hand basin with mixer tap over. Dual flush W.C. Fully tiled flooring and walls. Heated towel rail. Velux window to the rear aspect.

### Parking

Car port with access to a storage shed and parking for one vehicle.

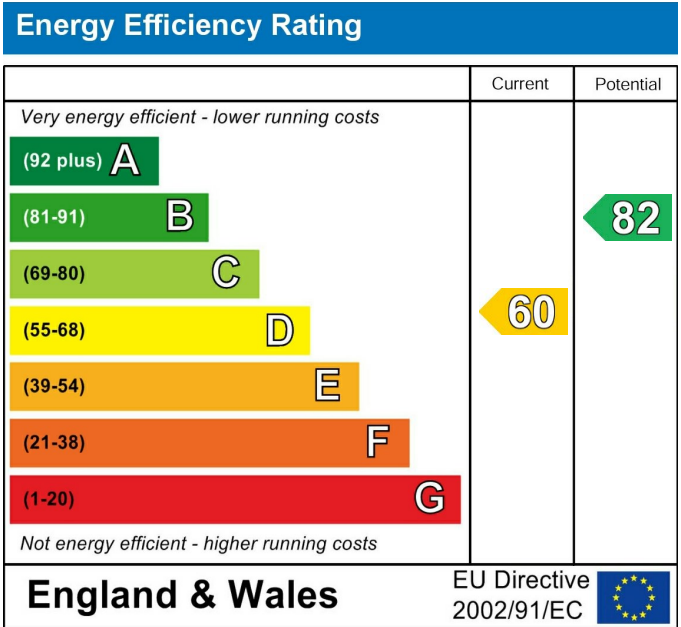
### Communal Grounds

A communal courtyard area to the rear of the property.

### Agents Notes

Service Charge - £55 p/month

No pets are allowed.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







