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Orchard Farm Cheddington Road, Pitstone, Leighton
Buzzard, LU7 9AE

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Guide Price £1,250,000

- FOUR BEDROOM DETACHED FARMHOUSE
- APPROX. 1.5 ACRE PLOT
- EN-SUITE TO MAIN BEDROOM
- BOOT ROOM and UTILITY ROOM
- VILLAGE LOCATION
- GRADE II LISTED
- OUTBUILDINGS
- FOUR RECEPTION ROOMS
- DRIVEWAY PARKING
- INTERACTIVE VIRTUAL TOUR

Nestled on approximately 1.5 acres of land, this detached Grade II listed farmhouse, originally dating back to the 17th century with an Edwardian extension, is situated in the coveted Buckinghamshire village. It resides within the Grammar School catchment area and provides convenient access to various amenities, including the nearby railway station connecting to London Euston. Meticulously maintained, the property seamlessly blends modern conveniences with the timeless charm of its historical roots.

Offering versatile and flexible living accommodation this farmhouse boasts four double bedrooms, four distinct reception rooms, a vaulted kitchen/breakfast room, an en suite in the main bedroom, as well as a utility room and a boot room.

The village of Pitstone is highly desirable, providing easy access to Tring Train Station and a short drive to the A41. Residents benefit from proximity to Brookmead Primary School for children up to the age of 11, with the added advantage of being within the catchment area for Aylesbury Grammar School. Within walking distance, one can find a local shop, sporting facilities such as the football and cricket club, and the scenic Grand Union Canal.

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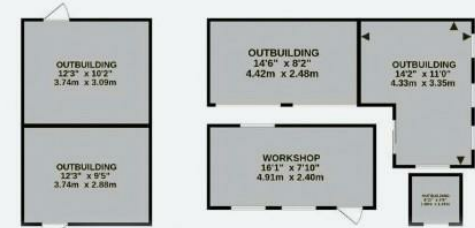
GROUND FLOOR
1752 sq.ft. (162.8 sq.m.) approx.



1ST FLOOR
1431 sq.ft. (133.0 sq.m.) approx.



OUTBUILDINGS
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 3826 sq.ft. (355.4 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 Hall

Entry via solid wooden door. Brick flooring with underfloor heating.

Cloakroom

Double glazed window to front aspect. Two piece suite comprising; W/C and wash hand basin. Brick flooring with underfloor heating.

Sitting Room

Double glazed sash windows. Wooden floor and a feature open fire.

Kitchen/Breakfast Room

Triple aspect double glazed windows. A range of floor and wall mounted units consisting of cupboards and drawers with a granite worktop over. 1 ½ bowl sink and drainer. Range cooker with an extractor over. Plumbing for dishwasher. Brick flooring with underfloor heating. Vaulted ceiling.

Dining Room

Double glazed sash windows to front and to the side aspect. Wooden flooring.

Lounge

Glazed windows to one side and double glazed window to the other. Inglenook fireplace with wood burning stove. Fitted carpet and radiator, exposed timbers. Second staircase to first floor, opening to family room.

Family Room

Double glazed windows and door to one side and window and door to the other side. Exposed timbers. Fitted carpet and radiator.

Store/Snug

Glazed window to side aspect. Quarry tiled floor.

Utility Room

Fitted with a range of base and eye level units with granite work surface over, plumbing for automatic

washing machine, sink with mixer tap over, brick floor with underfloor heating, window to the rear.

Boot Room

Window to rear, Butlers sink. Brick floor. Wall mounted gas boiler. Door leading to a downstairs WC

Downstairs Cloakroom

Two piece suite comprising; W/C and wash hand basin.

Landing

Ample sized walk-in airing cupboard housing hot water tank.

Main Bedroom

Double glazed sash window to the front. Fitted carpet.

Ensuite

Velux window. Three piece suite comprising; walk in shower, W/C and wash hand basin. Tiled flooring and an electric towel rail.

Bedroom Two

Dual aspect room with double glazed sash window to the front and a double glazed window to the side. Wooden floor boards. Storage cupboard.

Bathroom

Double glazed window to side aspect. Four piece bathroom suite comprising; bathtub, walk-in shower, W/C and wash hand basin. Underfloor heating,

Second Landing

Dual aspect double glazed window and glazed window. Fitted carpet and radiator.

Bedroom Three

Dual aspect windows. Wooden floor. Vaulted ceiling.

Bedroom Four

Dual aspect windows. fitted carpet and radiator. This room can be accessed via both landings.

External

Measuring approx 1.5 acres. Mainly laid to lawn with outbuildings Mature trees and shrubs. Driveway parking for multiple vehicles.

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.









