

An aerial photograph of a residential property. In the foreground, a two-story brick house with a red tiled roof and a red front door is visible. To its right is another house with a brown tiled roof. The property is surrounded by a green lawn and various trees. In the background, there are more houses, a tall electricity pylon, and a line of trees under a clear blue sky.

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

1B Church Hill, Cheddington, Leighton Buzzard, LU7 0SX



# 1B Church Hill, Cheddington, Leighton Buzzard, LU7 0SX

## Offers In Excess Of £725,000

- FIVE BEDROOM DETACHED FAMILY HOME
- BUILT IN 2018/ APPROX 1838 SQ FT
- TWO RECEPTION ROOMS
- DRIVEWAY/CARPORT PARKING
- WELL APPOINTED KITCHEN/BREAKFAST ROOM
- NO ONWARD CHAIN
- EN-SUITES TO MAIN and GUEST BEDROOM
- GENEROUSLY SIZED REAR GARDEN
- VILLAGE LOCATION
- INTERACTIVE VIRTUAL TOUR

This well presented family home is situated in the charming Buckinghamshire village of Cheddington. It features a spacious living room, a separate dining room, and a well-equipped kitchen/breakfast room with a pantry. Upstairs, you'll find a master suite, a guest suite, three additional bedrooms, and a family bathroom. The large, secluded rear garden enhances the property's appeal, whilst the added benefit of no onward chain makes it even more desirable.

Upon entering, you're welcomed by a generously sized entrance hall with stairs leading to the first-floor landing. From the entrance hall, you step into the spacious lounge featuring bi-folding doors that open directly to the rear garden. The well-appointed kitchen/breakfast room, equipped with built-in appliances, also boasts bi-folding doors leading to the garden. The separate dining room provides flexibility and the ground floor also includes a convenient cloakroom. The ground floor also benefits from underfloor heating.

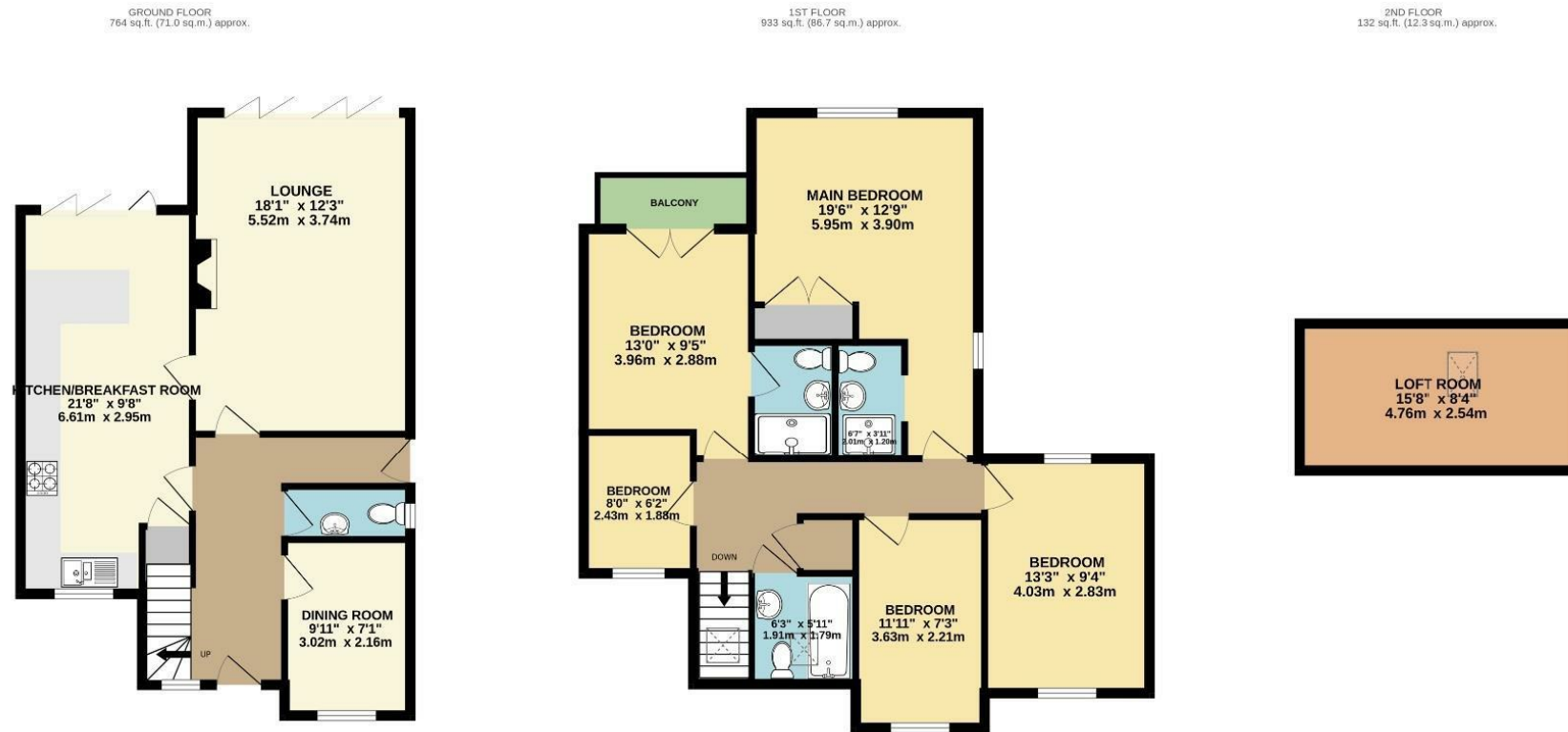
The first-floor landing opens to a main bedroom with an en-suite shower room. The guest bedroom also has an en-suite shower room and a private balcony. In addition to these, there are three more bedrooms and a family bathroom on this floor. Accessed from the fifth bedroom, the loft room is carpeted and has a radiator, includes a skylight, and is reached via a loft ladder. The first floor also benefits from partial air conditioning.

The rear garden is generously sized, fully enclosed, and mainly laid to lawn with a patio seating area. It also benefits from a gated driveway leading to a garage/workshop with power and lights and includes a garden shed. The rear of the property overlooks an open field, providing a sense of privacy and tranquility.

The front of the property features a driveway and carport, offering ample off-road parking for several vehicles.

## Location

Cheddington is a charming village located in Buckinghamshire, England, situated approximately 4 miles north of the larger town of Tring. It lies within the Chiltern Hills Area of Outstanding Natural Beauty, offering residents and visitors alike picturesque views and tranquil countryside. The village is rich in history and offers a welcoming, rural atmosphere, making it a desirable place to live and visit.



### EXTERNAL MEASUREMENTS

TOTAL FLOOR AREA : 1838sq.ft. (170.8 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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