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64 Church Hill, Cheddington, Leighton Buzzard, LU7 0SY

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## Offers In Excess Of £550,000

- FOUR BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING and GARAGE
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- SHOWER EN-SUITE TO MAIN BEDROOM
- WELL APPOINTED KITCHEN
- ENCLOSED REAR GARDEN
- POPULAR VILLAGE LOCATION
- INTERACTIVE VIRTUAL TOUR

This beautifully presented four bedroom detached family home is set in the peaceful and picturesque village of Cheddington, just a short walk from the mainline station with links to London Euston. and surrounded by farmland and open views and yet benefits from being sat within the Buckinghamshire Grammar school catchment.

As you enter, you are greeted by a bright and welcoming entrance hall with a staircase leading to the first floor. The spacious lounge features an electric fireplace and opens through into the conservatory, offering an abundance of natural light and a seamless connection to the rear garden. The well-equipped kitchen is fitted with modern integrated appliances, including an electric range cooker, and finished with elegant granite worktops. Adjacent to the kitchen, the separate dining room offers flexibility. A home office and a convenient cloakroom complete the ground floor layout.

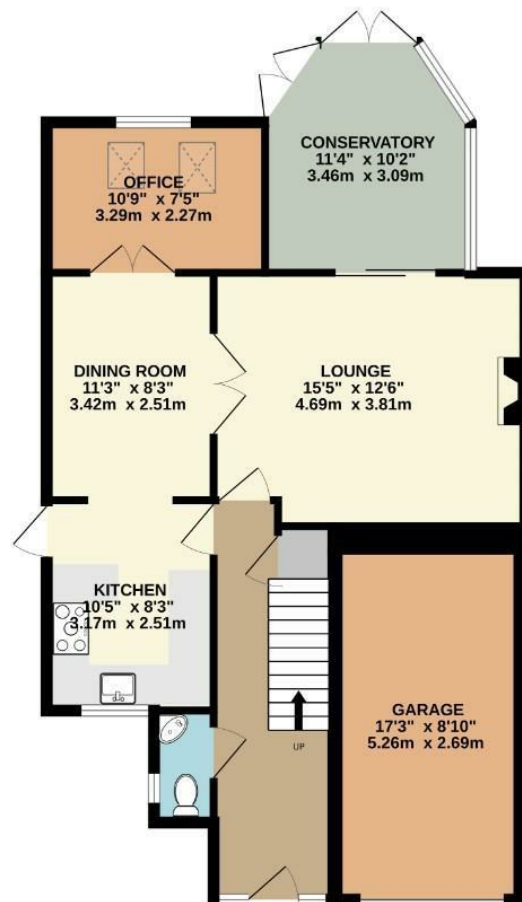
On the first floor, the property offers four well-proportioned bedrooms. The main bedroom benefits from a en-suite shower room, while two further double bedrooms and a generously sized single bedroom. The family bathroom, with a three-piece suite, finishes the upper floor.

Externally, the property is complemented by a driveway providing parking for several vehicles, along with a spacious garage that is fully equipped with plumbing and electricity, ideal for utility facilities. The enclosed rear garden is mainly laid to lawn with a patio seating area, perfect for outdoor dining. Side gated access leads to the front of the property, providing additional convenience.

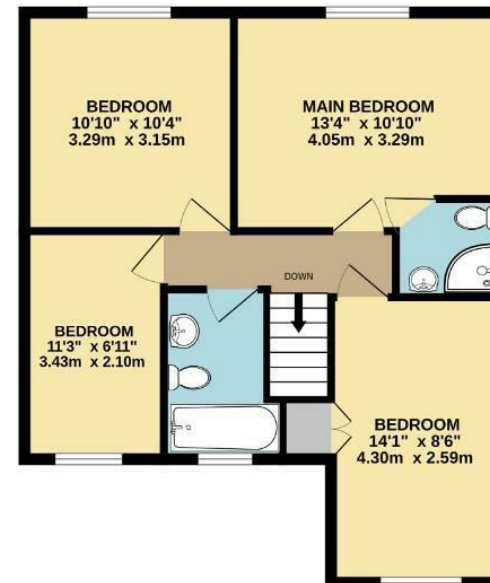
Cheddington is a charming village located in Buckinghamshire, England, situated approximately 4 miles north of the larger town of Tring. It lies within the Chiltern Hills Area of Outstanding Natural Beauty, offering residents and visitors alike picturesque views and tranquil countryside.

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GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.5 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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