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14 Lancaster Way, Pitstone, Leighton Buzzard, LU7 9RH

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Offers In Excess Of £645,000

- FOUR DOUBLE BEDROOMS DETACHED FAMILY HOME / 1943 SQ FT
- LIGHT AND AIRY DUAL-ASPECT LOUNGE WITH FRENCH DOORS
- STYLISH KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- STUDY OR FLEXIBLE FIFTH BEDROOM
- GARAGE AND DRIVEWAY PARKING
- HIGHLY SOUGHT-AFTER CASTLEMEAD LOCATION
- VERSATILE SEPARATE DINING ROOM
- MAIN AND GUEST BEDROOMS WITH EN-SUITES
- ENCLOSED REAR GARDEN WITH PATIO AREA
- NEWLY CARPETED THROUGHOUT

This beautifully presented four double bedroom detached family home is set within the highly sought-after Castlemead development in Pitstone, offering versatile living across three spacious floors.

Step through the front door into a welcoming entrance hall with stairs rising to the first floor. The dual-aspect lounge is light and airy, opening onto the rear garden via French doors—perfect for relaxing or entertaining. A separate dining room provides flexibility, ideal for formal meals, a playroom, or a home office. The heart of the home is the stylish kitchen/breakfast room, fitted with a comprehensive range of wall and base units, quality worktops, and a wealth of integrated appliances. French doors and a side door lead directly to the garden, while a convenient cloakroom completes the ground floor.

On the first floor, the landing gives access to the main and guest bedrooms, both benefiting from modern en-suites. A further study/bedroom adds adaptability for family or work needs.

The second floor offers two additional well-proportioned double bedrooms served by a contemporary family shower room, making this home ideal for growing families or visiting guests.

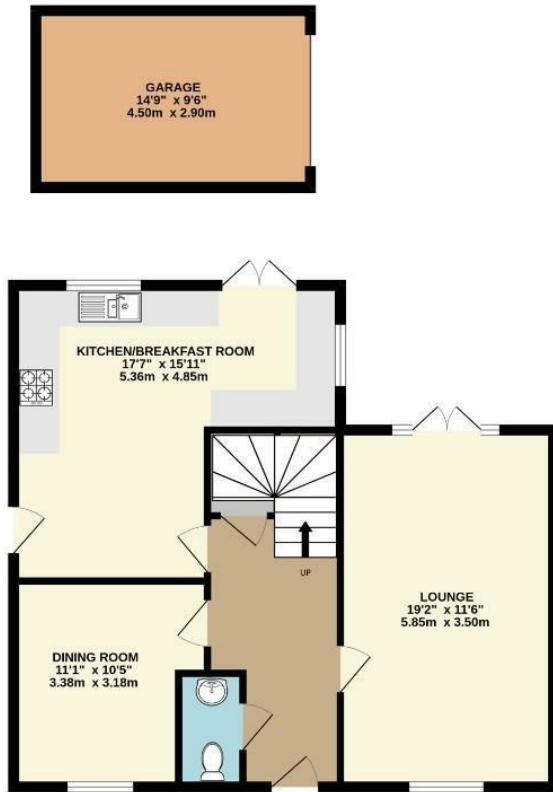
Outside, the enclosed rear garden is mainly laid to lawn with a patio seating area for summer dining. Gated access leads to driveway and garage, ensuring practicality matches style.

With generous accommodation arranged over three floors, this property combines flexibility, modern living, and a prime location. A viewing is highly recommended to fully appreciate all it has to offer.

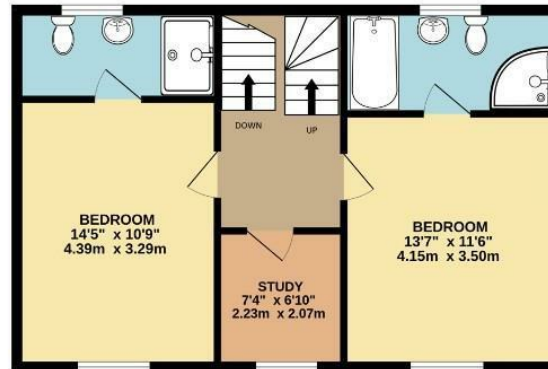
Location

Pitstone is a highly regarded Buckinghamshire village situated on the edge of The Chiltern Hills, surrounded by Green Belt Countryside, with excellent road and rail links. Day to day shopping needs are well catered for in the nearby town of Tring, whilst the larger towns of Aylesbury, Hemel Hempstead are within easy striking distance. Educational facilities are excellent for all ages. Buckinghamshire operates the Grammar School system with the highly acclaimed Aylesbury Boys Grammar School and Girls High School.

GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



2ND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1943 sq.ft. (180.5 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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