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45 Station Road, Cheddington, Leighton Buzzard, LU7 0SG

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Guide Price £900,000

Hunters are delighted to market this beautifully presented four bedroom detached barn conversion. Situated within walking distance to Cheddington train station and within a catchment for the Grammer & High Schools, this wonderful home was once a Rothschild barn as part of the former The Rosebery Arms pub. The name Primrose Barn comes is named after Lord Rosebery whose real name was Archibald Primrose the 5th Earl of Rosebery

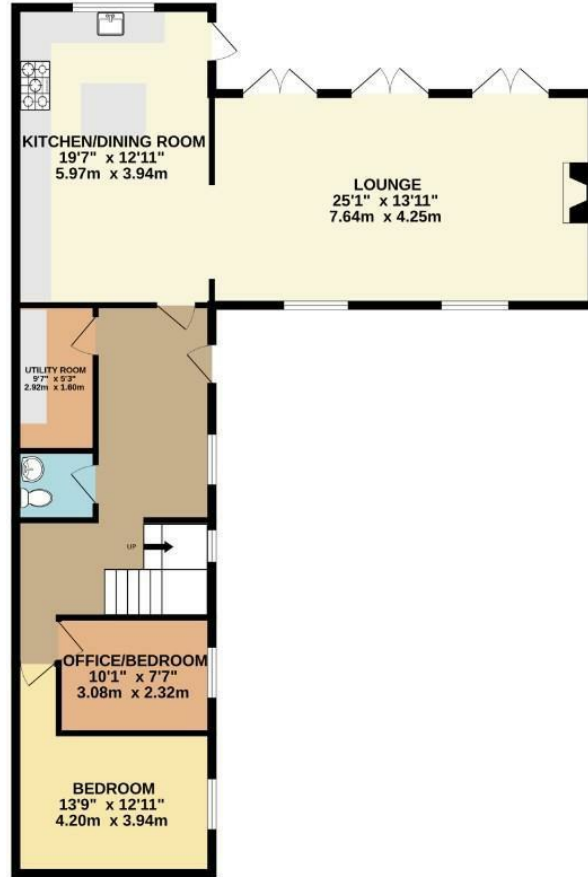
This stunning home has been renovated and updated by the current vendors and offers flexible and versatile living accommodation, with a spacious lounge with doors opening to the rear garden, well appointed kitchen/dining room, plus a separate utility room and cloakroom. The ground floor also benefits from two double bedrooms one of which is currently used as a home office. The main bedroom with ensuite, second bedroom and family bathroom complete the first floor.

Externally, the rear garden offers picturesque views over the open countryside and Mentmore Tower's, the garden is mainly laid to lawn with beautiful mature flower beds and a patio seating area, the front offers ample driveway parking for multiple vehicles with a separate gated front garden.

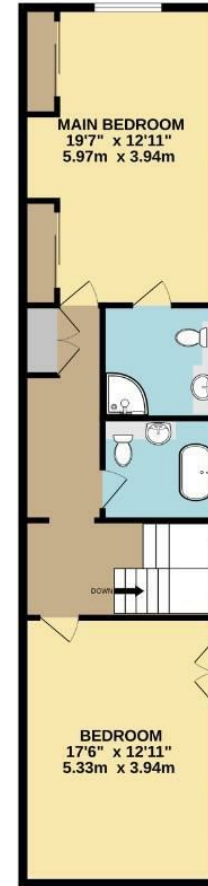
The village of Cheddington, with two village pubs, shop, village hall and church enjoys a real sense of community and is highly popular with families. Commuters are well served with excellent transport links locally, in particular the mainline railway station into London Euston.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
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GROUND FLOOR
1078 sq.ft. (100.1 sq.m.) approx.

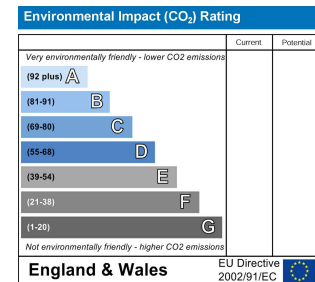
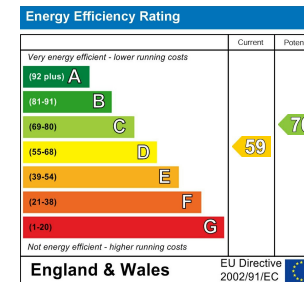


1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 1822 sq.ft. (169.2 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.
Made with Metropack v2023



Entrance Hall

Entry via a part glazed door. Double glazed window to front aspect. Fitted coir matt. Oak engineered wooden flooring and radiator.

Cloakroom

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

Lounge

Dual aspect double glazed windows and patio doors opening to the rear garden. Cast iron log burner. Oak engineered wooden flooring and radiator. Vaulted ceiling.

Kitchen/ Dining Room

Double glazed window to rear aspect. Floor mounted units consisting of drawers and cupboards with a granite worktop and matching island. Integrated dishwasher. Space for a fridge-freezer. Dual fuel range cooker with a bronze splash back plus an extractor over. Patio door opening to the rear garden.

Utility Room

Floor and wall mounted units with a solid wooden worktop. Plumbing for a washing machine and space for a tumble dryer. Tiled flooring.

Bedroom Three

Double glazed window to side aspect. Fitted carpet and radiator.

Bedroom Four/ Office

Double glazed window to side aspect. Fitted carpet and radiator. Can also be used as a bedroom.

Landing

Fitted carpet. Double glazed window to side aspect. Velux window. Storage cupboard with a floor standing gas boiler and water tank.

Main Bedroom

Double glazed window to rear aspect. Fitted carpet and radiator. Built-in wardrobes.

En-suite

Velux window. Three piece suite comprising; walk-in shower, W/C and wash hand basin. Tiled flooring. Radiator and underfloor heating.

Bedroom Two

Double glazed window to side aspect. Velux window and a Juliet balcony. Fitted carpet and radiator.

Family Bathroom

Velux window. Three piece bathroom suite comprising; bath with mixer taps, W/C and wash hand basin. Tiled flooring. Heated towel rail and underfloor heating.


Front

Gravelled driveway parking for multiple vehicles. Mature shrubs. Water well.

Rear

West facing mature rear garden, overlooking the picturesque open countryside and Mentmore Tower's. Mainly laid to lawn with mature wild flower beds. Patio seating area.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









