



Heath Road

Leighton Buzzard, LU7 3AT

Price **£1,100,000**



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YOUR NEXT MOVE

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We are delighted to offer for sale this substantial and highly impressive detached family residence, occupying a generous and private plot along the prestigious Heath Road in Leighton Buzzard. This premium home has been thoughtfully extended over the years to provide expansive and flexible accommodation, including a self-contained annex ideal for independent living, multigenerational use or home-working. The property combines space, versatility and an exceptional garden setting, making it a rare opportunity within this sought-after location.

Location:

Heath Road remains one of Leighton Buzzard's most popular locations, providing a range of family homes with a wealth of character. Its central location ensures that the historic market town centre is within walking distance, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.4 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor - Main House:

The property is entered via a spacious and welcoming entrance hall, providing an immediate sense of scale and quality. The hall benefits from extensive built-in storage, stairs rising to the first floor and doors opening to the principal ground floor rooms. A cloakroom/WC is positioned to the left, finished to a modern standard. The lounge is a bright and inviting space, offering ample room for a variety of seating arrangements centred around a wood burning stove, creating a warm focal point. Double glazed doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. The kitchen has been refitted with a comprehensive range of wall and base level units, complemented by a selection of integrated appliances to suit modern family needs, along with a recessed space for an American-style fridge freezer. Open to the kitchen is the impressive dining/family room, an excellent entertaining space which enjoys outstanding views over the rear garden and provides flexibility for both relaxed family living and formal dining. The study is a well-proportioned room, ideal for home working, though it would equally suit use as a playroom or snug. A door from here leads through to the annex accommodation.





Annex Accommodation:

The annex is arranged to offer genuine independent living while remaining connected to the main house if required. It comprises its own entrance hall with space for a desk or study area, leading through to a large open plan living space. This room incorporates a fitted kitchen to one wall and provides generous space for lounge furniture and a dining table. There is a refitted wet room, a separate utility room with an external door to the side of the property, and a comfortable double bedroom enjoying views over the garden, complete with fitted wardrobes. This space is ideal for extended family, guests, or as a private workspace.;



First Floor - Main House:

The first floor landing is centrally positioned and provides access to four well-proportioned bedrooms and the family bathroom. The master bedroom is an excellent size and benefits from a walk-in wardrobe and a refitted en-suite, comprising a low level WC, wash hand basin and panelled bath with shower over. There are three further generous double bedrooms, making the property ideally suited to families of all sizes. The family bathroom is fitted with a four piece suite comprising a low level WC, wash hand basin, panelled bath and separate shower cubicle.

Outside:

To the front of the property is a substantial driveway with separate entrance and exit points, providing ample off-street parking. Mature trees and established shrubbery create a high degree of privacy from the road, with the house set well back within the plot. The rear garden is a standout feature, offering an exceptional outdoor space surrounded by mature trees and planting. A paved patio extends across the rear of the property, ideal for entertaining and outdoor dining, while a generous lawn stretches towards the rear of the plot. At the far end of the garden is a good-sized storage shed, supplied with power and lighting.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Ground Floor
Area: 1683 ft²

First Floor
Area: 938 ft²

Total Area: 2621 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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