



**High Street North, Stewkley Leighton Buzzard LU7 0EX**



Requiring general refurbishment, the property represents an excellent opportunity for the new owner to create their ideal family home and increase the value considerably.

The accommodation briefly comprises: entrance hall, lounge, open plan kitchen/dining room, shower room, three bedrooms, bathroom, garage and driveway, 150ft rear garden backing onto fields.

Stewkley is a highly desirable village in Buckinghamshire surrounded by picturesque countryside, and is the proud winner of the Buckinghamshire Best Kept Village award 2023. The village has a charming and welcoming atmosphere and is a fantastic place to live, boasting countryside walks in all directions, and a range of amenities which include a village shop, post office, and pub. The village shop is a popular spot for locals to pick up groceries and other essentials, while the pub is a great place to relax and enjoy a pint with friends. There is also a stunning 13th century church, village hall, recreation ground, sports pitches and play parks and a primary school. The village lies within catchment of the sought after Aylesbury Grammar schools too. Stewkley also hosts a well loved annual festival with live music, activities and stalls. The village is well situated for a variety of road links accessible via the A4146, and a short drive to Leighton Buzzard Railway station which provides trains to London Euston.

#### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





**welcome to**  
**High Street North, Stewkley**  
**Leighton Buzzard**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended semi-detached family home with stunning views
- 150ft rear south west facing garden

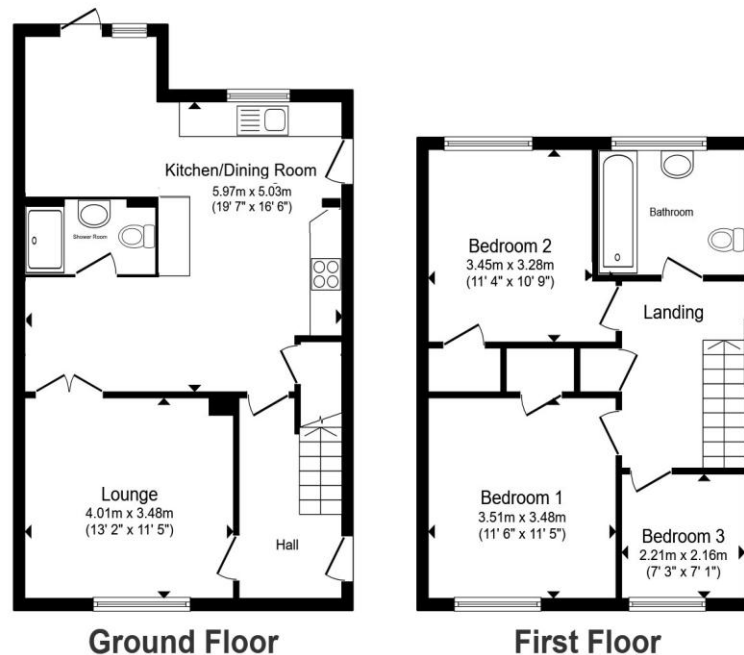
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

**£350,000**

A superb opportunity to refurbish and improve this extended three bedroom semi-detached family home which boasts driveway, garage and wonderful 150ft or so of garden backing directly onto countryside.



Total floor area 100.7 m<sup>2</sup> (1,084 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Reference:  
TRG108964 - 0002

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