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Thornham House High Street, Egginton, Leighton Buzzard,  
LU7 9PD

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Offers In Excess Of £750,000

- FOUR BEDROOM DETACHED FAMILY HOME
- GENEROUSLY SIZED LOUNGE
- BEAUTIFULLY PRESENTED
- LANDSCAPED REAR GARDEN
- VILLAGE LOCATION
- OPEN PLAN KITCHEN/DINING AREA
- TWO EN-SUITES
- COUNTRYSIDE VIEWS
- AMPLE DRIVEWAY PARKING
- INTERACTIVE VIRTUAL TOUR

Nestled in the charming village of Egginton, Leighton Buzzard, this exquisite four-bedroom detached family home offers a perfect blend of modern living and serene countryside charm. The property boasts an impressive layout that is ideal for family life and entertaining.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and social gatherings. The heart of the home is the open plan kitchen and dining area, which is designed to be both functional and inviting. This space is perfect for family meals and entertaining guests, allowing for a seamless flow between cooking and dining.

The property features four well-appointed bedrooms, including two with en-suite bathrooms. Additionally, there is a family bathroom and a downstairs cloakroom. Practicality is further enhanced by a utility room, providing extra storage and laundry space.

Outside, the beautifully landscaped garden offers a tranquil retreat, complete with stunning countryside views that can be enjoyed throughout the seasons. To the front provides ample driveway parking.

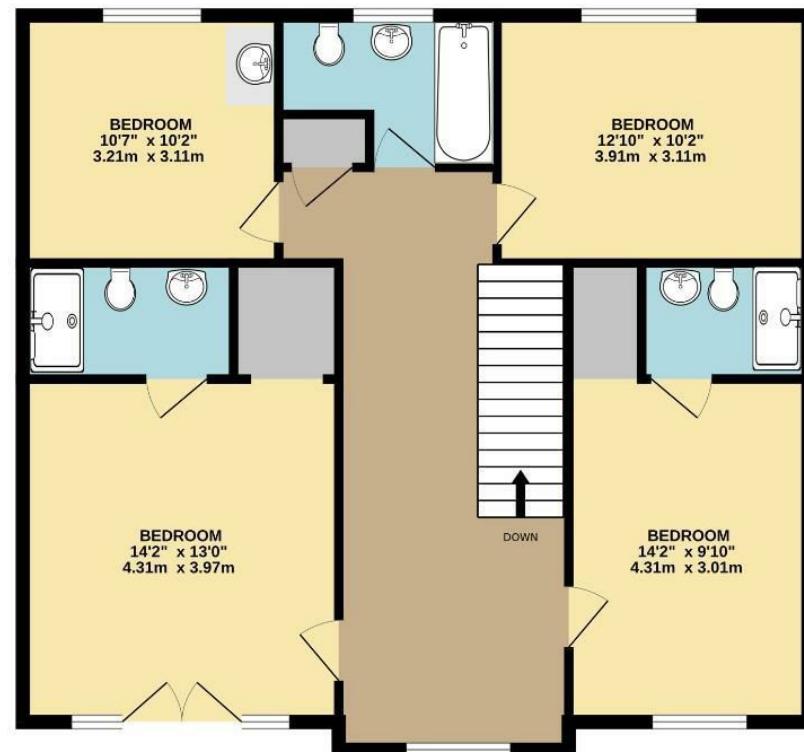
The property further benefits from having no onward chain.

The village of Egginton is a traditional farming village, benefiting from a play school, church and restaurant. There is a local farm shop which provides for everyday needs and more shopping facilities are available in Leighton Buzzard and Woburn. The village, whilst retaining a rural charm is readily accessible to the major road network (A5 and M1 Junctions 9, 12 & 13) and rail links with the mainline station at Leighton Buzzard with a journey time to London Euston of approximately 35 minutes.

GROUND FLOOR  
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR  
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA: 1878 sq.ft. (174.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		











