Rowden Farm Barns

Ledburn Leighton Buzzard, LU7 0QD

Guide Price £1,000,000

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We are delighted to offer for sale this exceptional detached barn conversion, forming part of the exclusive gated Rowden Farm Barns development and occupying a generous plot within the sought-after hamlet of Ledburn. Formerly part of the Mentmore Tower Estate and once associated with the Rothschild family, this distinctive home blends character and modern efficiency beautifully, offering versatile accommodation together with landscaped gardens, a detached garden office, double garage and driveway parking. The property is arranged as four bedrooms, two en-suites, a family bathroom, cloakroom/WC, utility and boot room, modern kitchen/diner, spacious vaulted lounge and conservatory. Additional benefits include attractive communal grounds, surrounding countryside views and an eco-friendly specification with significantly reduced running costs. Viewing is highly recommended.

Location:
Rowden Farm Barns forms part of an exclusive gated development within Ledburn, a small Buckinghamshire hamlet on the edge of open countryside. The setting is particularly appealing for buyers seeking a more rural feel without complete isolation. the well-maintained communal grounds include allotments, parkland and a large pond, while the surrounding countryside adds to the sense of space and outlook. For day-to-day convenience and wider travel, the property sits just outside Leighton Buzzard, with the mainline train station - offering fast services to London Euston - only a short drive away, while excellent road links to the A5, A505 and M1 make this an ideal base for commuters.

Ground Floor:
The property is entered via a welcoming entrance area which opens into the heart of the home. The lounge is an outstanding room, notable for its vaulted ceiling and excellent proportions, providing a superb living and entertaining space with character features and ample room for a wide range of furniture. The kitchen/breakfast room has been fitted with a modern range of units and provides a stylish yet practical space for everyday family life. There is ample storage and work surface space, together with room for informal dining. A separate utility and boot room add valuable practicality to the ground floor layout. A conservatory/dining room extends the reception space further and enjoys attractive views over the rear gardens, creating a peaceful additional sitting area, with an insulated roof and underfloor heating ensuring use throughout the year, Also on the ground floor are two of the four bedrooms, making the layout especially versatile for guests, multigenerational living or those seeking more accessible accommodation. Each of the bedrooms are large double rooms with ample space for a variety of furniture and enjoying ensuite shower facilities. One of the bedrooms enjoys direct access to the garden, whilst the other enjoys an impressive vaulted ceiling. The ground floor accommodation is completed with a cloakroom/WC.

First Floor:
The first floor provides the remaining bedroom accommodation and family bathroom, continuing the sense of space found throughout the property. Each of the first floor bedrooms enjoy stunning views across the garden and beyond, making the most of the outstanding setting. The larger of the rooms is lengthy and characterful, and includes fitted wardrobes and a dressing area. The two first floor bedrooms share use of the family bathroom, fitted with a full suite including low level WC, bidet, twin wash hand basins, panel bath and shower cubicle.

Outside:
The property occupies a generous plot with beautifully landscaped gardens that provide a wonderful balance of lawn, patio and planting. The front garden is private and laid mainly to lawn, presenting a excellent option for families of all ages. The rear garden is particularly attractive, offering ample space for outdoor entertaining, relaxation and family use. An expansive patio and feature pond are among the standout features, as is the detached garden office, which gives the property excellent flexibility for home working, creative use or hobbies, with an adjoining greenhouse adding to the appeal for keen gardeners. There is also a workshop and a double garage as well as a driveway, ensuring parking is never an issue. An allotment is situated within the grounds, with a private plot included with the sale.

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

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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