



## Church Street

Wing Leighton Buzzard, LU7 0NY

Offers In Excess Of **£450,000**

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## Church Street

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We are delighted to offer for sale this characterful three double bedroom village home, ideally positioned on the highly sought-after Church Street in the heart of Wing. Offering generous and versatile accommodation, the property is in excellent order with a little modernisation required, and blends period charm with practical family living, all set within one of Buckinghamshire's most historic and desirable villages. Viewing is highly recommended to appreciate both the setting and space on offer.

### Location:

Church Street is one of Wing's most attractive and established addresses, located just moments from the historic Grade I listed All Saints' Church, one of the oldest surviving churches in England. The village itself provides an excellent range of everyday amenities including a post office, local shop, pub, restaurant, GP surgery, parks and well-regarded schooling. The property falls within catchment for Aylesbury Grammar Schools and is conveniently positioned between Leighton Buzzard and Aylesbury, both offering mainline rail services into London.

### Ground Floor:

The lounge is a particularly inviting space, centred around a wood burning stove which creates a warm focal point and enhances the home's character. This well-proportioned room comfortably accommodates a range of furniture and offers a cosy yet sociable environment for family life. There are two further reception rooms, offering excellent flexibility. One is ideally suited as a formal dining room, with doors opening directly onto the rear garden, creating a seamless indoor-outdoor connection during the warmer months. The third reception room sits off the lounge and would make an ideal study, playroom or snug, depending on individual requirements. The kitchen is positioned to the rear and provides ample storage and work surface space, complemented by a separate boot room/utility room which adds valuable practicality and further storage - particularly useful for busy households.





### First Floor:

The first floor landing provides access to three genuine double bedrooms and the family bathroom. The master bedroom is a generous and well-balanced room, benefitting from fitted wardrobes and additional built-in storage. The second bedroom is another comfortable double, also incorporating wardrobe space, while the third bedroom is equally well-proportioned, making this a rare home offering three full double bedrooms. The family bathroom is fitted with a four piece suite, comprising panelled bath with shower over, bidet, wash hand basin and low level WC, serving the bedrooms effectively.

### Outside:

The property sits in an enviable position in the street, with a door to the front plus a discreet side access passageway. To the rear, the garden offers a private and enclosed outdoor space, laid mainly to lawn with a resin-bound patio area positioned to one corner - ideal for alfresco dining and entertaining. On-street parking is readily available to the front of the property.



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



Total Area: 1102 ft<sup>2</sup>

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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