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22 Goose Acre, Cheddington, Leighton Buzzard, LU7 0SR

# 22 Goose Acre, Cheddington, Leighton Buzzard, LU7 0SR

## Offers In Excess Of £450,000

- EXTENDED THREE BEDROOM FAMILY HOME
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- GENEROUS KITCHEN WITH FLOOR AND WALL MOUNTED UNITS
- HOME OFFICE AND GROUND FLOOR CLOAKROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- LOCATED WITHIN THE SOUGHT AFTER VILLAGE OF CHEDDINGTON
- SEPARATE DINING ROOM IDEAL FOR ENTERTAINING
- THREE WELL PROPORTIONED DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN WITH OPEN COUNTRYSIDE VIEWS
- CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT

Situated within the highly regarded Buckinghamshire village of Cheddington, this extended three bedroom family home offers spacious and versatile accommodation, ideal for modern family living, while enjoying attractive countryside views to the rear.

Entry is via a welcoming entrance hall with stairs rising to the first floor. The ground floor offers a well-balanced and practical layout, beginning with a spacious kitchen fitted with an array of floor and wall mounted units, providing ample worktop space and storage, making it perfectly suited for everyday cooking and family life. The lounge offers a comfortable and inviting place to relax, centred around a charming feature fireplace and flowing seamlessly into the dining room, creating a sociable space ideal for both family gatherings and entertaining guests.

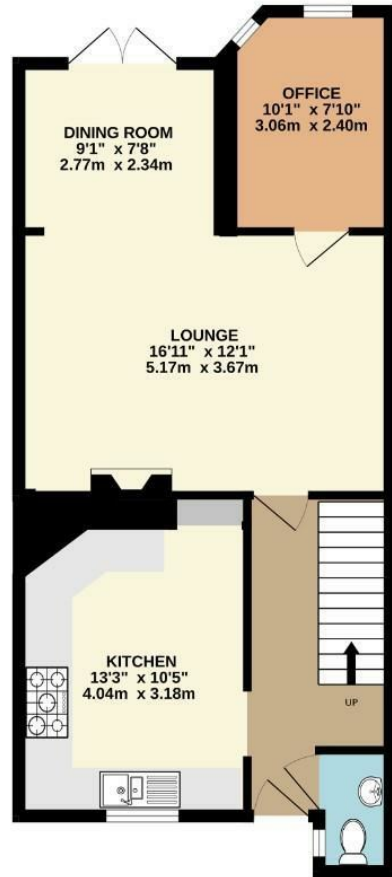
Further enhancing the ground floor is a useful home office, offering the perfect environment for those working from home or requiring additional flexible living space. A convenient cloakroom completes the ground floor accommodation.

The first floor landing leads to three well-proportioned double bedrooms, each offering generous space and natural light, making them ideal for family living. A family bathroom serves this floor and completes the internal accommodation.

Externally, the property continues to impress with an enclosed rear garden enjoying pleasant views across open countryside, providing a peaceful and private outdoor space to relax and entertain. The garden offers a wonderful setting for outdoor dining, gardening or simply enjoying the surrounding rural landscape. To the front, the driveway provides ample off road parking for multiple vehicles. Also benefitting from a garage within a nearby block.

Cheddington is a sought-after village known for its strong community feel and picturesque surroundings. The village offers a range of local amenities including a village shop, public houses and schooling, while being surrounded by beautiful countryside and walking routes. Excellent transport links are also close at hand, with Cheddington mainline railway station providing direct services to London Euston, making it an attractive location for commuters seeking a balance between village life and city access.

GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (96.3 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.  
Made with: floorplan 6/2022

