



Connells

Hilltop Farm Little Hill
Great Billington LEIGHTON BUZZARD

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for sale
£1,400,000



Property Description

Nestled within beautifully maintained grounds and surrounded by lush greenery, this enchanting listed thatched cottage offers an exceptional blend of historic charm and modern comfort. From the moment you arrive, the property exudes an old-fashioned cottage ambience—complete with characterful features, serene outdoor spaces, and absolute privacy.

The main residence offers three well-proportioned bedrooms, each filled with natural light and views across the peaceful surroundings. Traditional cottage detailing is found throughout, creating a warm and inviting atmosphere that perfectly complements the home's heritage.

Outside, the property continues to impress. A heated swimming pool with recently fitted state of the art electric cover, meticulously maintained and ready for year-round enjoyment, sits just beyond the cottage, accompanied by a charming summer house.

For those seeking additional accommodation, work-from-home space, or multi-generational living, the property includes a separate one-bedroom annex. This self-contained retreat boasts its own lounge and kitchen and enjoys serene views over the adjacent woodland, making it a perfect haven for guests or independent living.

Practicality meets charm with a double garage, a separate single garage, and ample parking for multiple vehicles—rare for a home of this style. Its extensive grounds and natural screening ensure a sense of seclusion that is truly exceptional.

Drawing Room

Double glazed window. Working Brick surround feature fireplace. Radiator. Beams. Stairs rising to First floor landing. Stairs rising to bedroom Three. Tiled flooring.

Dining Room

Dual aspect double glazed windows. Radiator. Beams. Storage. Carpeted flooring.

Family Room

Double glazed window. Radiator. Door to cellar. Carpeted flooring.

Kitchen

Dual aspect double glazed windows. Fitted kitchen with wall and base units. Butler sink. Induction hob with cooker hood over. Integrated oven. Space for fridge freezer. Beams. Tiled flooring.

Cloakroom

Double glazed window. WC. Wash hand basin.

Boot Room

Double glazed window. Radiator. Tiled flooring.



Study

Double glazed window. Radiator. Beams. Carpeted flooring.

Landing

Double glazed window. Radiator. Carpeted flooring.

Bedroom One

Triple aspect double glazed window. Radiator. Beams. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window. Standalone roll top bath. Wash hand basin in vanity unit. WC. Storage. Wooden flooring.

Bedroom Two

Double glazed window. Radiator. Beams. Carpeted flooring.

Bedroom Three

Triple aspect double glazed windows. Radiator. Beams. Carpeted flooring. Stairs rising from lounge into.

Bathroom

Double glazed window. WC. Wash hand basin. Shower cubicle. Radiator. Wooden flooring.

Annexe

Kitchen

Double glazed window. Base units with worktops over. Stainless steel sink. Electric hob with cooker hood over. Plumbing for washing machine. Wooden flooring.

Lounge

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Wash hand basin. WC. Shower cubicle. Radiator. Tiled flooring.

Outside Annexe

Private decking area for seating.

Outside

Front Garden

Mature bushes and shrubs to borders. Fence panel enclosed. Mainly laid to lawn with pond and seating area.

Rear Garden

Mainly laid to lawn with mature bushes and trees. Outdoor heated swimming pool. Summer house with sauna. Several mature fruit trees.

Summer House

Wooden built with sheltered seating. Windows.

Driveway

Gated entrance. Shingle sweeping driveway to rear of property leading to the garages. Mature tree set in shingle bed. Steps leading to front door.

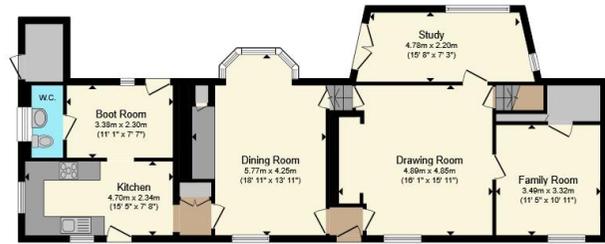
Double Garage

Single Garage

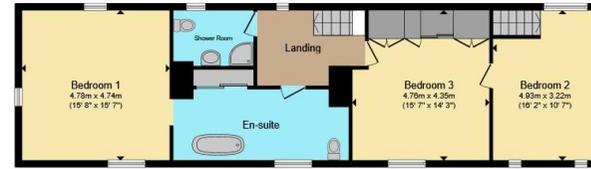




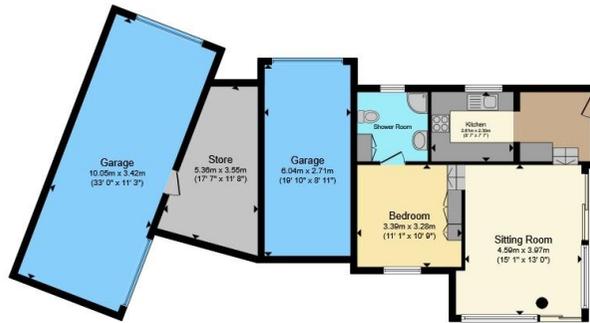




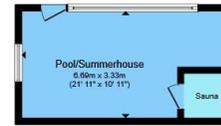
Ground Floor



First Floor



Annexe



Outbuilding

Total floor area 318.6 m² (3,430 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



To view this property please contact Connells on

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4 Market Square
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EPC Rating: F Council Tax Band: G

Tenure: Freehold

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