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

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

## Offers In Excess Of £600,000

- BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME
- SPACIOUS LOUNGE WITH A FEATURE FIREPLACE
- GENEROUS DINING ROOM AND ADDITIONAL RECEPTION ROOM
- WELL-APPOINTED KITCHEN WITH EXCELLENT POTENTIAL
- FOUR WELL-PROPORTIONED FIRST-FLOOR BEDROOMS
- FAMILY BATHROOM AND GROUND-FLOOR CLOAKROOM
- LANDSCAPED REAR GARDEN WITH PATIO SEATING AREA, POND AND GARDEN SHED
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND DETACHED GARAGE
- PLANNING PERMISSION GRANTED FOR A WRAPAROUND EXTENSION
- INTERACTIVE VIRTUAL TOUR

A BEAUTIFULLY PRESENTED FOUR-BEDROOM FAMILY HOME, OFFERING GENEROUS AND VERSATILE LIVING ACCOMMODATION, A LANDSCAPED REAR GARDEN, AMPLE DRIVEWAY PARKING AND A DETACHED GARAGE, WITH THE ADDED BENEFIT OF PLANNING PERMISSION GRANTED FOR A WRAPAROUND EXTENSION.

This beautifully presented four-bedroom detached family home offers an exceptional opportunity to acquire a spacious and thoughtfully maintained property, combining well-proportioned accommodation with attractive outdoor spaces and exciting potential for further development.

Presented to an excellent standard throughout, the property offers a versatile layout ideally suited to modern family living, with three reception areas, four bedrooms and a delightful landscaped rear garden. The additional benefit of approved planning permission for a wraparound extension provides an exciting opportunity for prospective purchasers to further enhance the accommodation to suit their individual requirements.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground-floor accommodation, with the convenience of a downstairs shower room.

The impressive lounge, offering a wonderfully spacious and inviting setting for both relaxation and entertaining. Its generous proportions allow for a variety of furniture arrangements, creating a comfortable and versatile living space at the heart of the home.

To the rear, the dining room provides an excellent setting for family meals and more formal occasions, with an open connection to an additional reception room. This attractive space benefits from doors opening towards the rear garden, creating a delightful connection between the interior and outdoor surroundings. Perfectly suited as a garden room, family snug or additional entertaining space, it offers flexibility to accommodate a variety of lifestyles.

The well-appointed kitchen provides a practical and functional space for everyday living, featuring a range of fitted units, worktop surfaces and space for essential appliances. Conveniently positioned adjoining the dining room, the layout lends itself particularly well to family life, whilst offering exciting potential for further enhancement through the approved extension plans.

Ascending to the first floor, the landing provides access to four well-proportioned bedrooms, offering flexible accommodation for growing families, visiting guests or those seeking a dedicated home office.

The principal bedroom is a generous double room, complemented by a further spacious double bedroom, whilst the remaining two bedrooms provide versatile accommodation suitable for children, guests or home working.

A family bathroom serves the first-floor accommodation, completing the thoughtfully arranged layout.

Externally, the property continues to impress with a beautifully landscaped rear garden, thoughtfully arranged to provide an attractive and peaceful outdoor retreat.

A dedicated patio seating area offers the perfect setting for alfresco dining, summer entertaining or simply relaxing whilst enjoying the garden surroundings. The addition of an ornamental pond creates an attractive focal point, enhancing the garden's character and tranquillity, whilst a useful garden shed provides practical storage for gardening equipment and outdoor essentials.

To the front, the property benefits from generous driveway parking for multiple vehicles, together with a detached garage, providing further secure parking or additional storage.

A particularly appealing feature of this property is the benefit of planning permission having been granted for a wraparound extension.

This presents an exciting opportunity for purchasers to significantly enhance the existing accommodation, potentially creating a more expansive and contemporary living environment, subject to the approved plans and any necessary consents.

Offering an excellent balance of immediate comfort and future potential, this is a home that can evolve alongside the requirements of its new owners.

Situated in the highly desirable Buckinghamshire village of Cheddington, the property enjoys a wonderful balance of peaceful village living and excellent connectivity, making it an ideal choice for families and commuters alike.

Cheddington is a charming and well-established village, surrounded by attractive countryside and offering a welcoming community atmosphere. The village benefits from a range of everyday amenities, including a local shop, traditional public houses, a village hall and recreational facilities, whilst the surrounding countryside provides an abundance of scenic walks and outdoor pursuits.

For families, the village is home to Cheddington Combined School, whilst a wider selection of primary and secondary schooling can be found in the surrounding towns and villages.

One of Cheddington's key attractions is its railway station, providing direct services towards London Euston and Milton Keynes, making it particularly appealing to those seeking a convenient commute whilst enjoying a more relaxed rural lifestyle.

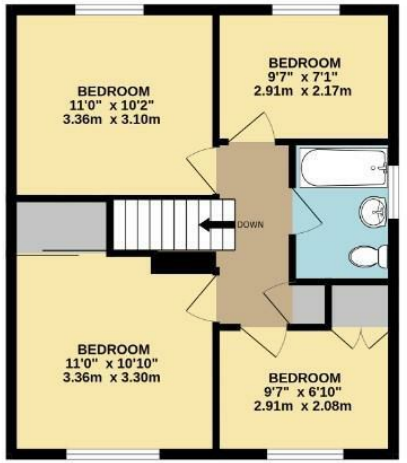
The nearby market towns of Tring and Leighton Buzzard offer an extensive range of shopping facilities, supermarkets, restaurants, cafés and leisure amenities, with further retail and entertainment opportunities available in Aylesbury and Milton Keynes.

Combining the charm of a traditional Buckinghamshire village with excellent transport connections, attractive countryside and convenient access to neighbouring towns, Cheddington continues to be a highly sought-after location for those seeking an enviable balance between village life and modern convenience.

GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.

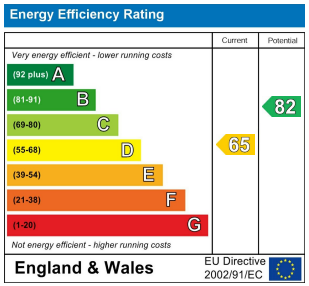
1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.

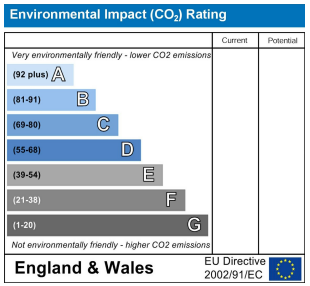



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.

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.
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HOME









