



Gaddesden Turn

Great Billington Leighton Buzzard, LU7 9BW

Price **£850,000**



QUARTERS

YOUR NEXT MOVE

Gaddesden Turn

Great Billington Leighton Buzzard,
LU7 9BW

We are delighted to offer for sale this substantial and highly individual five bedroom detached chalet style family home, occupying a generous wrap-around plot within the secluded and rarely available setting of Great Billington. The property has been extended and thoughtfully maintained to offer expansive and flexible accommodation, ideally suited to modern family living or multi-generational use, with a strong emphasis on space, privacy and connection to its surrounding countryside setting. Additional benefits include a large driveway, extra-wide garage and a wrap-around private garden. Viewing is highly recommended to fully appreciate the scale, setting and lifestyle this home has to offer.

Location:

Great Billington is a highly regarded Bedfordshire village, offering a peaceful and semi-rural setting whilst remaining conveniently placed for access to Leighton Buzzard and its wide range of amenities. The property enjoys a tucked away position within Gaddesden Turn, creating a sense of privacy rarely found. The nearby countryside provides excellent opportunities for walking and outdoor pursuits, while Leighton Buzzard mainline station offers direct links into London Euston. Road connections via the A5 and M1 are also easily accessible, making this an ideal location for those seeking a balance between rural living and commuter convenience. A popular local farm shop and tea room is located within the village with additional amenities available in nearby Leighton Buzzard.

Ground Floor:

The property is approached via a gated driveway, leading to a spacious entrance hall which forms the central hub of the home and sets the tone for the generous proportions throughout. The lounge enjoys views into the side garden and features a wood burning stove which provides a focal point, with doors opening directly onto the outside, enhancing the indoor to outdoor flow. The kitchen/breakfast room extends to approximately 20 feet and is arranged to overlook the garden, offering a sociable and practical space with ample room for both cooking and dining, well suited to everyday family life as well as entertaining. The sitting room provides an additional reception space, linking naturally from the kitchen area and offering further flexibility for more formal dining or relaxed seating. The dining room, formerly used as a study, enjoys a pleasant outlook over the garden and provides an ideal space for formal dining or home working. There are two generous double bedrooms on the ground floor, plus further study/bedroom five to the front, offering excellent versatility depending on requirements, along with a ground floor bathroom and separate WC, enhancing practicality for family living or guests.





First Floor:

The first floor offers a particularly impressive sense of space, with a large landing area creating a light and open feel. There are two generous double bedrooms on this level, both benefitting from ensuite facilities, providing a high degree of comfort and independence. The master bedroom is a standout feature, offering a well proportioned and comfortable retreat with built-in storage and space for a dressing area, along with a well appointed ensuite. Both bedrooms enjoy elevated views over the surrounding countryside, further enhancing the sense of setting and privacy.

Outside:

The property occupies a generous wrap-around plot, providing a high degree of privacy and a variety of outdoor spaces to enjoy throughout the day. The gardens are predominantly laid to lawn, bordered by mature planting which enhances both privacy and greenery, while also providing ample space for children, pets or outdoor entertaining. The positioning of the plot ensures a peaceful outlook and a strong connection to the surrounding environment, making it ideal for those seeking a more rural lifestyle. The driveway offers extensive parking and leads to the double garage, further adding to the practicality of the home.

Garage:

The extra-wide garage extends to an impressive length and provides excellent storage or secure parking, with potential for alternative use depending on requirements, subject to the necessary permissions. Access is granted by an automatic roller door plus a courtesy door opens to the garden.

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: 2755 ft²

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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