



Plantation Road | | Leighton Buzzard | LU7 3HU

Guide Price £650,000

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Situated in one of the area most prestigious locations on Plantation Road in Leighton Buzzard, this charming Grade II listed detached home is rich in history and occupies a generous, secluded plot surrounded by mature trees and gardens walking distance of the local golf club. Oozing with character, Oxendon Lodge offers three bedrooms, spacious reception rooms, a kitchen/breakfast room, utility room, detached double garage and extensive driveway parking. Offering a rare blend of privacy, charm and scope to update, it presents an exceptional opportunity in a highly desirable location within the town. Offered for sale with no upper chain.

- A unique and attractive three-bedroom Grade II listed character property.
- Separate dining room and kitchen/breakfast room.
- Private, mature and secure gardens with patio seating areas.
- Full of character with scope to update and extend, subject to necessary permissions.
- Spacious living room with feature brick fireplace and bay window.
- Three well-proportioned bedrooms, with fitted wardrobes.
- Secluded woodland setting with established trees and stones throw from woodland walks.
- Large gravel gated driveway providing extensive off-road parking and access to the detached double garage.

Welcome to Oxendon Lodge

Occupying a private setting behind a traditional stone gated entrance, Oxendon Lodge is a charming Grade II listed detached home dating from the mid-19th century. Built in the Tudor Revival style, its distinctive façade features yellow brick elevations, a patterned tiled roof, leaded casement windows and a characterful angled porch with rustic tree trunk columns. A sweeping gravel driveway provides ample parking and leads to a substantial detached double garage, with mature trees and established gardens framing the property's attractive frontage.

Entrance Hall

A welcoming entrance hall features the original timber staircase with useful understairs storage, pine internal doors and leaded windows, allowing natural light to filter into the hall. There is access to the principal reception rooms, kitchen and ground floor cloakroom/WC. A traditional grandfather clock recess further enhances the period charm of this Grade II listed home.

Living Room

17'0" x 10'4" (5.2 x 3.16)

A well-proportioned dual-aspect reception room, enjoying plenty of natural light through leaded casement windows, including an attractive bay window overlooking the front garden. A brick fireplace provides a central focal point, while the generous proportions offer ample space for seating. Retaining the charm expected of a Grade II listed home, the room combines period character with a bright and comfortable atmosphere.





Dining Room

15'3" x 11'0" (4.67 x 3.36)

A spacious dining room providing an excellent setting for both everyday family meals and entertaining. The room is centred around a feature fireplace with a timber surround and benefits from a leaded casement window overlooking the garden. An open-plan connection to the kitchen/breakfast room creates a sociable flow ideal for entertaining.

Kitchen/Breakfast Room

11'6" x 8'11" (3.52 x 2.72)

Open to the dining room, the kitchen/breakfast room is fitted with a comprehensive range of wall and base units providing ample storage and worktop space. Integrated appliances include a double Bosch oven, four-ring gas hob with extractor over and a stainless steel sink positioned beneath a leaded casement window overlooking the rear garden. A large roof lantern floods the room with natural light, while a stable-style door provides direct access outside. There is space for informal dining.

Utility Room / Shower Room

10'3" x 7'1" (3.14 x 2.17)

Conveniently positioned off the kitchen, the utility room provides additional worktop space, storage cupboards and a stainless steel sink, together with plumbing and space for a washing machine and further white goods. A leaded casement window provides natural light, while the room also houses the newly fitted gas-fired boiler. A walk-in shower cubicle adds further practicality, making this a versatile utility and boot room with direct access to the ground floor cloakroom/WC.

Bedroom One

14'6" x 13'3" (4.43 x 4.04)

A generous double bedroom enjoying views over the rear of the property through a leaded casement window. The room retains its period character with an original decorative fireplace and benefits from fitted wardrobes providing excellent storage, together with a built-in dressing table beneath the window.

Bedroom Two

14'0" x 11'5" (4.29 x 3.49)

A spacious double bedroom overlooking the front garden, enjoying plenty of natural light through a leaded casement window. The room benefits from an extensive range of fitted wardrobes providing excellent storage and retains its period character with a decorative original fireplace.

Bedroom Three

8'9" x 5'6" (2.68 x 1.69)

A comfortable single bedroom overlooking the front garden through a leaded casement window. The room benefits from built-in wardrobe storage and offers an ideal space for a child's bedroom, guest room or home office, making it a versatile addition to the first-floor accommodation.

Bathroom

Serving the first-floor accommodation, the family bathroom is fitted with a panelled bath, pedestal wash hand basin and WC. A leaded casement window provides natural light while maintaining privacy.

Garden

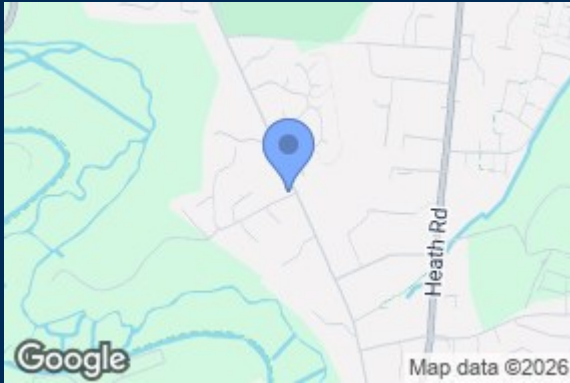
To the rear, the garden enjoys a secluded feel with a combination of lawned areas, mature planting and two separate patio terraces, offering ideal spaces for outdoor dining and entertaining. Characterful features, including a garden swing suspended from a mature tree, add to the charm, while a timber garden shed provides useful external storage. The grounds offer excellent potential for further landscaping, with the established borders and specimen trees creating an attractive backdrop throughout the seasons.

Double Garage

19'9" x 19'3" (6.04 x 5.88)

A substantial detached double garage is positioned to the front of the property on the large driveway. Featuring twin timber style doors and providing excellent secure parking and storage. Complemented by a generous gravel driveway offering ample off-road parking for multiple vehicles, the garage also presents potential for use as a workshop or hobby space, subject to the necessary consents.





Approximate Gross Internal Area
 Ground Floor = 56.2 sq m / 605 sq ft
 First Floor = 54.4 sq m / 585 sq ft
 Garage = 35.7 sq m / 384 sq ft
 Total = 146.3 sq m / 1,574 sq ft
 (Including Void)

 = Reduced headroom below 1.5m / 5'0"



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (29-34) E (21-28) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
65	80		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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