



Overend Green Lane, Heath & Reach

£490,000



- **\*\*Property Sold Subject to ACO (Agricultural Occupancy Condition)\*\***
- **Detached Bungalow Surrounded by Open Countryside**
- **Four Double Bedrooms**
- **Gated Driveway with Double Garage**
- **Generous Wrap-Around Garden Plot with Far Reaching Views**
- **Ideally Positioned within the Village of Heath & Reach**
- **Kitchen with Utility Room**
- **En-Suite to Master Bedroom**
- **Large Living Room with Separate Dining Area**
- **Quiet & Remote Scenic Location**



**AOB (AGRICULTURAL OCCUPANCY CONDITION)**  
 The property is subject to an Agricultural Occupancy Condition (AOC), meaning occupation is restricted to individuals employed in agriculture, forestry, or related rural enterprises, as defined by the local planning authority. This condition ensures the dwelling continues to support the rural economy and countryside management.

Due to this restriction, prospective purchasers must confirm that they meet the eligibility criteria before a viewing can be arranged. Interested parties will be required to provide evidence of their employment within the agricultural or qualifying rural sector prior to any viewing appointment being confirmed.

Applicants are advised to make their own enquiries with the relevant planning authority and seek independent legal advice to ensure they meet the requirements of the Agricultural Occupancy Condition. M & M Properties accepts no liability for any costs incurred should a purchaser later be found not to satisfy the eligibility criteria.

M & M Properties (Sales) Limited accepts no liability for any costs incurred by applicants in the event that a purchase or application is declined due to the Agricultural Occupancy Condition or failure to satisfy the eligibility criteria.

**About the Location.....**

Overend Green Lane is a quiet and highly regarded country lane located on the edge of the charming village of Heath and Reach. Surrounded by attractive countryside and open green spaces, the area offers a peaceful semi-rural setting while still being conveniently close to everyday amenities.

The Village of Heath & Reach is located on the edge of Leighton Buzzard and is a highly sought after location providing typical village life as well as direct access to Leighton Buzzard Town Centre with mainline station, High Street and other amenities. Heath & Reach is also a short drive to the A5 leading to Woburn with eateries & deer park, Milton Keynes, Dunstable and M1.

The village also provides a local Co-Operative store, The Dukes B & B, The Heath Inn and The Axe & Compass public house and restaurant. Rushmere and Stockgrove Country Parks are also just a very short distance with picturesque forest walks, stunning woodlands and meadows as well as a café and a tourist centre.





The property offers impressively spacious accommodation, with generous and well-proportioned rooms arranged across a single floor. In addition, there is a substantial loft space providing excellent storage or exciting potential for future conversion, subject to the necessary permissions.

Upon entering the property, you are welcomed by a practical entrance porch which leads into a spacious central reception hall. This inviting space forms the heart of the home, providing access to the majority of the accommodation and creating a natural flow between the living and sleeping areas.

The principal living spaces are thoughtfully arranged to maximise both comfort and functionality. The generous living room is particularly impressive, offering excellent proportions with ample space for a variety of seating arrangements, making it ideal for both everyday living and entertaining. From here, doors lead into the conservatory, a bright and relaxing space enjoying pleasant views over the garden and open countryside beyond, perfect as an additional sitting area or garden room. The property also benefits from a separate dining room, ideal for formal dining or family meals and conveniently positioned close to the kitchen.



The kitchen provides a practical layout with a range of storage and work surfaces, complemented by a separate pantry offering additional storage. Adjacent to the kitchen is a useful utility room, providing further appliance space and direct internal access to the double garage, creating a highly convenient and functional layout for day-to-day living.

The bedroom accommodation is well separated from the main living areas, offering both privacy and comfort. The principal bedroom is well-proportioned and benefits from its own en-suite shower room. Three further bedrooms provide flexible accommodation, ideal for family members, guests, or a home office if required. These are served by a family bathroom and an additional separate cloakroom/WC, enhancing convenience for both residents and visitors.



Externally, the property enjoys an attractive and well-maintained wrap-around garden plot, approached via a gated entrance from the roadside which opens onto a spacious driveway, providing ample off-road parking for multiple vehicles and access to the double garage. The front garden area is mainly laid to lawn and bordered by mature hedging and decorative plants, creating a pleasant approach while also offering a good degree of privacy.

To the rear, the property benefits from a generous garden enjoying far-reaching views across open countryside, providing a wonderful sense of space and tranquillity. The garden is predominantly laid to lawn, offering plenty of room for outdoor seating, family activities, or further landscaping if desired. A patio area adjacent to the conservatory creates an ideal spot for outdoor dining or relaxing while enjoying the surrounding views.

Bounded by hedging and fencing, the garden offers a good balance of privacy and open outlook, making it a particularly appealing feature of the home. The combination of outdoor space, countryside views, and the peaceful setting makes this garden perfectly suited for both entertaining and everyday enjoyment.



There is ample parking to the front of the property for multiple vehicles, as well as room to the side for further longer vehicles. The double garage is accessed through a remote electric roller doors as well as an internal courtesy door offering scope for future conversion. There is full power, lighting and electric connections within the garage.

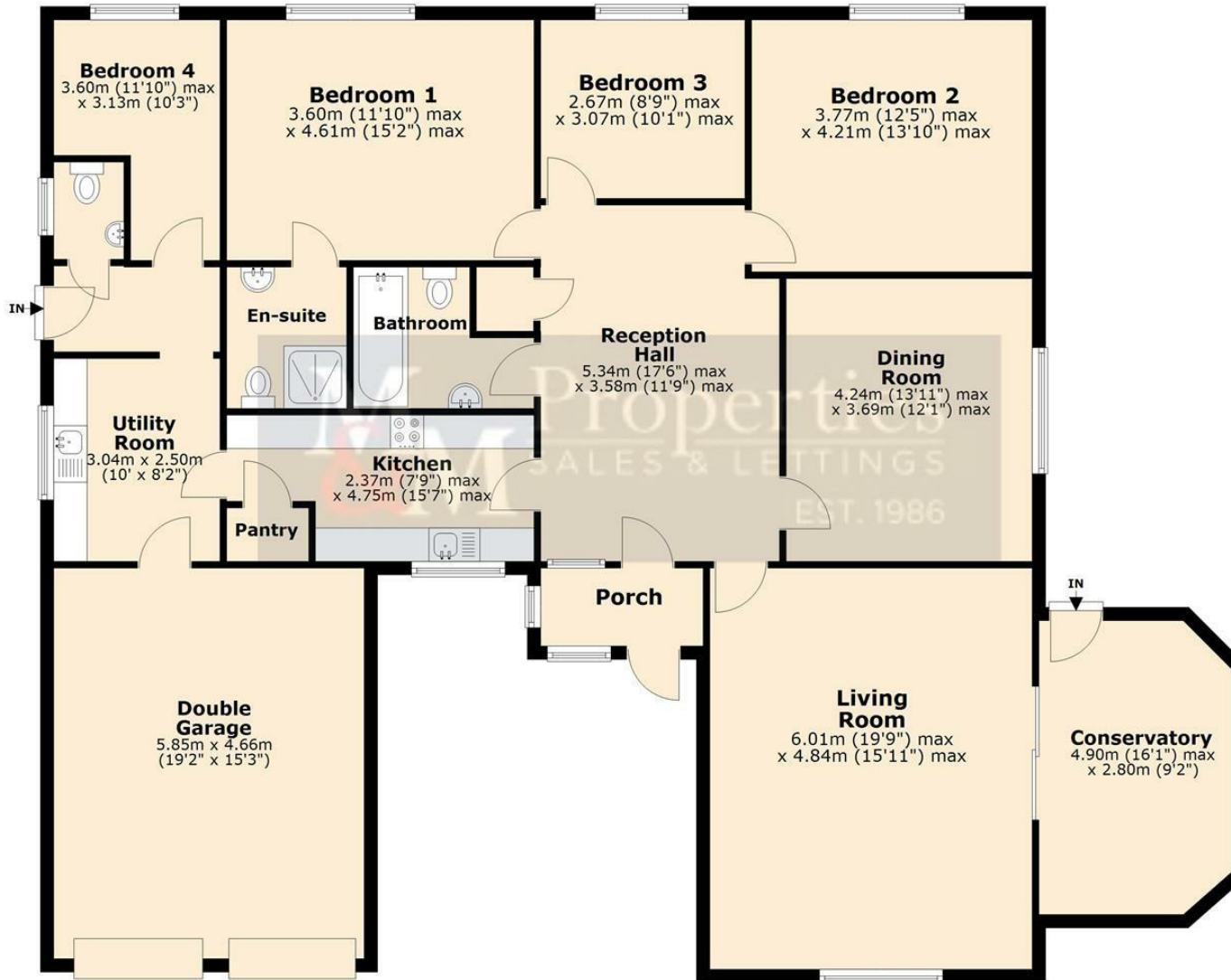
Drainage is provided via a private sewage treatment plant serving the property. Heating is by way of an air source heat pump with electric radiators. There is mains electricity connected and solar panels.

Council Tax Band E.

Total Square Foot is 1,732.99.

## Ground Floor

## Floor Plan



## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.