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30 High Street, Burcott, Leighton Buzzard, LU7 0JR

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Guide Price £850,000

- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS KITCHEN/DINING ROOM WITH MODERN APPLIANCES
- HOME OFFICE AND FOUR-PIECE FAMILY BATHROOM
- GUEST BEDROOM ALSO WITH EN-SUITE
- DETACHED STABLES OFFERING FLEXIBLE USE OR ANNEXE POTENTIAL (STPP)
- LOCATED IN PICTURESQUE BUCKINGHAMSHIRE VILLAGE
- DUAL ASPECT LOUNGE WITH MULTI-FUEL BURNER
- MAIN BEDROOM WITH EN-SUITE AND STORAGE
- MATURE REAR GARDEN WITH PATIO, SUMMERHOUSE AND LIGHTING
- SOLAR PANELS and AIR CONDITIONING

This distinctive four-bedroom detached residence perfectly blends timeless village charm with modern living, set in the sought-after Buckinghamshire hamlet of Burcott.

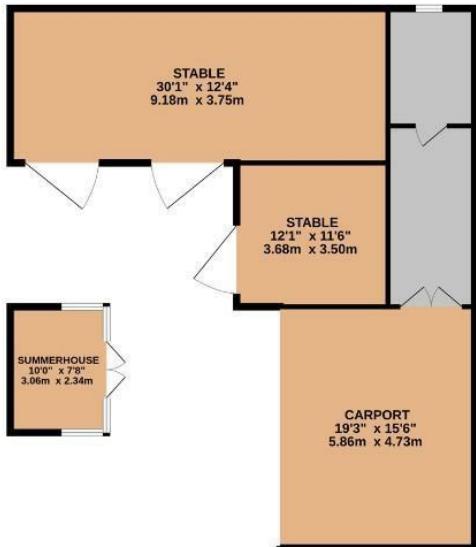
On entering, a welcoming hallway with stairs to the first floor introduces the heart of the home — a stunning open-plan kitchen and dining space. The kitchen strikes the balance between cottage character and contemporary convenience, featuring wooden worktops, two hide-and-slide ovens, a wine cooler, and a range of integrated appliances with ample storage. The dining area, bathed in natural light, opens directly onto the rear garden via French doors, ideal for entertaining. Opposite, the dual-aspect lounge offers a cosy retreat, complete with a feature multi-fuel burner and further French doors to the garden. There is also a downstairs double bedroom, a dedicated home office, utility room and a stylish four-piece family bathroom complete the ground floor.

Upstairs, the spacious landing leads to a generous main bedroom with fitted storage and a modern en-suite. The guest bedroom also boasts its own en-suite, both main and guest bedrooms benefits from air conditioning, while a third double bedroom benefits from useful eaves storage.

Outside, the mature enclosed rear garden offers both privacy and versatility. Predominantly laid to lawn, it features a sun-drenched patio, summerhouse, and thoughtfully placed lighting that makes the space equally enjoyable by evening. Beyond, detached stables provide huge flexibility — whether as a workshop, hobby space, or potential annexe conversion (STPP). Parking is plentiful, with a gravelled front driveway and additional electric gated driveway leading to the stables and car port.

This wonderful property also boosts solar panels, which sit on the south and west facing Stable roofs, the rear is also South facing allowing all sun shine.

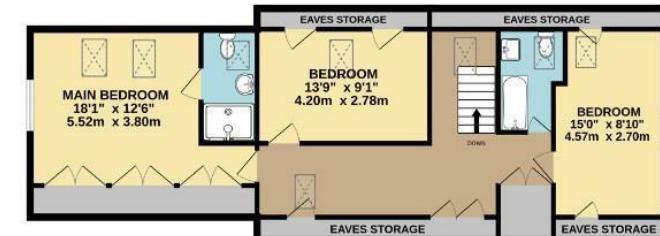
OUTBUILDINGS
1050 sq.ft. (97.5 sq.m.) approx.



GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 2932 sq.ft. (272.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	88	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			















