



**Poultons Meadow, Pitstone Leighton Buzzard LU7 9TE**





The Aldbury is a beautifully spacious three bedroom family home, in 'show home' condition offering great space for the modern lifestyle, with two allocated parking spaces directly opposite. The energy rating B indicates this is a highly energy efficient home with a low environmental impact.....so cost effective to run too!

Inside, the light and airy, welcoming entrance hall is well designed with a built in cloaks cupboard providing useful storage, and a guest w/c. Contemporary 'Amtico' flooring is fitted throughout the ground floor. The fully fitted kitchen comes complete with electric oven and gas hob under an extractor canopy, integrated fridge freezer, dishwasher and combined washer/dryer, leaving plenty of room for a dining table....perfect for entertaining. The lounge at the rear is spacious, yet cosy, and French doors open directly onto the rear garden.

Upstairs, the bedrooms and bathroom are arranged around a spacious landing with a deep storage cupboard housing a gas combi boiler. There is access to a partly boarded loft with a drop down ladder. There are three double bedrooms and a stylish, contemporary family bathroom. The principal bedroom has fitted wardrobes and a well appointed en-suite.

#### Outside

Outside, the southerly facing rear garden is well established with a luscious lawn and an extended patio for entertaining. A pathway extends to the rear of the garden where there is a screened shed area and rear gate for access. gated access and a green and leafy backdrop offering excellent seclusion.

#### Location

Ravensmoor is a small development within the village of Pitstone, located at the foot of the Chiltern Hills and ideally positioned betwixt Aylesbury and Leighton Buzzard and just three miles from Tring.

A peaceful setting, perfectly situated in the verdant village of Pitstone, Ravensmoor is a sanctuary away from busy city life. A thoughtfully selected location at the foot of the Chiltern Hills, filled with cycling and walking routes, you can immerse yourself in the outdoors whilst still being in easy reach of the neighbouring towns. A gem of the 17th century, Pitstone windmill, a beautifully restored window into history, offers stunning walks amongst the idyllic scenery.

Despite its idyllic, rural location, the property is superbly connected whether you are travelling locally, or further afield. For commuters, The M1 is under 40 minutes away, along with the A41 which can be reached in less than 15 minutes, giving you easy access to London and further north up to the West Midlands and beyond. For international travellers, Luton and Heathrow airport are just a 30 and 45-minute car journey away, respectively; putting trips abroad in easy reach.

There are also a number of train stations in the local area, including Tring station which is less than 3 miles away and will have you arriving in Northampton in less than 45 minutes. Cheddington Train Station, also 3 miles away, is perfect for city commuters, taking you to London Euston in less than an hour.







## welcome to Poultons Meadow, Pitstone Leighton Buzzard

- Turnkey Property
- Three Double Bedrooms
- En-suite Plus Family Bathroom
- Entrance Hall With W/C
- Fully Fitted Kitchen/Diner For Entertaining

Tenure: Freehold EPC Rating: B

Council Tax Band: D

# £495,000

### Agent's Note:

There is a service charge of £428 per annum.

An immaculately presented, three double bedroom, two bathroom house, overlooking paddock land and countryside, with a generous secluded garden and two parking spaces, built approx. four years ago and still under warranty.



Total area: approx. 98.3 sq. metres (1058.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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Property Ref:

TRG108849 - 0003

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