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Howell Hill, Mentmore Court, 20, Mentmore, Leighton
Buzzard, LU7 0TZ

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£300,000

- TWO BEDROOM STABLE CONVERSION
- IDYLIC RURAL VILLAGE
- COMMUNAL GARDEN AREA
- CARPORT AND TWO PARKING SPACES
- EPC D
- NO ONWARD CHAIN
- OUTSTANDING VIEWS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- INTERACTIVE VIRTUAL TOUR

This beautifully appointed two-bedroom stable conversion is set in the highly sought-after, picturesque village of Mentmore. Enjoying communal landscaped gardens and breathtaking panoramic views across open countryside and the Chiltern Hills, this unique home combines rural charm with modern comfort.

Offered with NO ONWARD CHAIN.

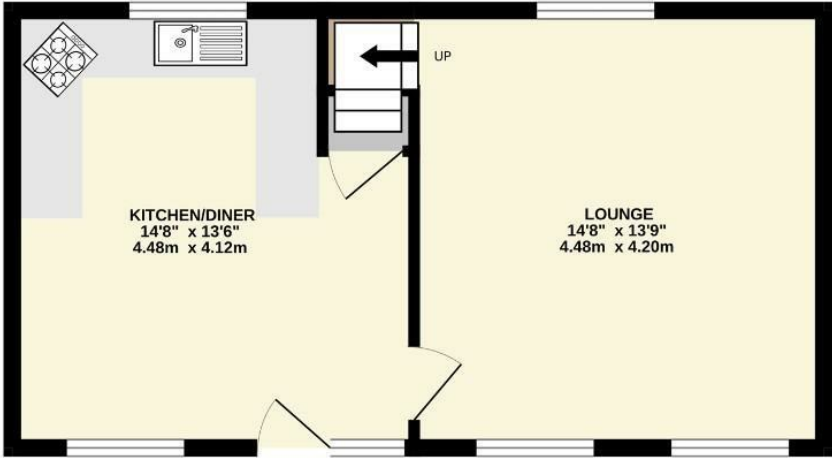
The accommodation, thoughtfully arranged and full of character, includes a spacious kitchen/dining room, a bright and welcoming lounge, two generously sized double bedrooms, and a well-presented family bathroom. An exceptional opportunity to acquire a distinctive property in an idyllic village setting.

Mentmore is a small village located in the county of Buckinghamshire. Situated approximately 8 miles Southwest of Leighton Buzzard and 3 miles West of Wing. Renowned for its picturesque surroundings and historic architecture, this wonderful property was featured on BBC Escape to the Country, in which it was noted as "an attractive stable conversion, that's been beautifully renovated".

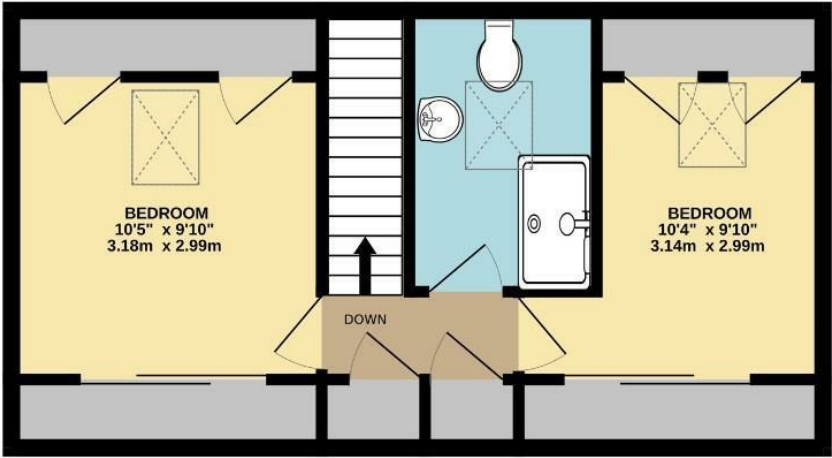
One of the prominent features of Mentmore village is Mentmore Towers. A grand country house built in the mid-19th century, former home of the Prime Minister and a classic example of neo-renaissance architecture, designed by the architect of Crystal Palace, Joseph Paxton. It served as a residence for the Rothschild family and has been used many times as a film location, including Batman and Eyes Wide Shut. Mentmore boasts a an award wining pub and has regular community events and garden fetes.

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GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

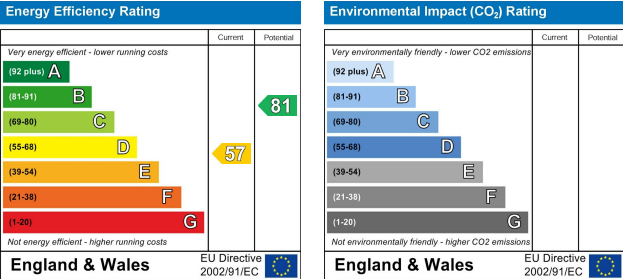


1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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Entrance

Entry via wooden door with glazed windows into;

Kitchen/Dining Room

A range of wall and base units with work surface over, one and a half bowl sink with drainer, fitted water softener and mixer tap over. Four ring electric hob with extractor over. Space and plumbing for washing machine and fridge freezer. Integrated oven. Vinyl flooring, part tiled walls, storage heater and exposed wooden beams. Cupboard under stairs. Double glazed windows to the front and rear...

Lounge

Solid oak flooring, storage heater, exposed wooden beams and double glazed window to the front and rear aspect. Stairs rising to the first floor.

Landing

Fitted carpet, Velux window to the rear, storage cupboard and airing cupboard. Doors off to bedrooms and shower room.

Bedroom One

Fitted carpet, fitted wardrobes with sliding mirrored doors. Eaves storage. Vaulted ceiling, exposed beams and storage heater. Velux window to the rear aspect.

Bedroom Two

Fitted carpet, fitted wardrobes with sliding mirrored doors. Eaves storage. Vaulted ceiling, exposed beams and storage heater. Velux window to the rear aspect.

Shower Room

Three piece suite comprising; shower enclosure with glass screen and shower over. Pedestal wash hand basin with mixer tap over. Dual flush W.C. Fully tiled flooring and walls. Heated towel rail. Velux window to the rear aspect.

Parking

Car port with access to a storage shed and parking for one vehicle.

Communal Grounds

A communal courtyard area to the rear of the property.

Agents Notes

Service Charge - £55 p/month

No pets are allowed.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







