

Church Hill

Cheddington Leighton Buzzard, LU7 0SX

Price £249,950

1 | 1 | 1 | C

QUARTERS
YOUR NEXT MOVE

Church Hill

Cheddington Leighton Buzzard, LU7 0SX

We are delighted to offer for sale this beautifully presented one bedroom home, situated in a quiet residential setting within the highly sought-after Buckinghamshire village of Cheddington. Offering an excellent opportunity for first time buyers, downsizers or investors, the property features a comfortable lounge, fitted kitchen, generous double bedroom with built-in wardrobes and a first floor bathroom. Recent improvements include new double glazing, an air source heat pump and replacement radiators, enhancing the home's energy efficiency. A particular highlight is the delightful south-facing rear garden, beautifully established with mature planting and an attractive pergola-covered seating area, while allocated parking provides additional convenience. Ideally positioned within walking distance of the village amenities and mainline railway station, this charming home combines comfortable accommodation with an appealing village lifestyle. Viewing is highly recommended.

Location:
Church Hill is an established residential area within the popular Buckinghamshire village of Cheddington, enjoying a pleasant setting with countryside walks and everyday amenities close at hand. The village has a welcoming community atmosphere and benefits from a local shop, two traditional public houses, a primary school, village hall and recreational facilities. One of Cheddington's greatest attractions is its mainline railway station, conveniently situated within walking distance of the property and providing direct services to London Euston, making the village particularly appealing to commuters. The nearby market towns of Tring and Leighton Buzzard offer a wider selection of independent shops, supermarkets, cafés, restaurants and leisure facilities, while Aylesbury is also easily accessible. The surrounding Buckinghamshire countryside offers a variety of attractive walking routes, with the nearby Grand Union Canal providing further opportunities to enjoy the outdoors.

Ground Floor:
The accommodation begins with a useful entrance porch, providing space for coats and shoes before opening into the lounge. The lounge is a bright and welcoming reception room, measuring approximately 13'1" x 11'0", with a generous front-facing window allowing plenty of natural light. The room comfortably accommodates a variety of furniture, creating an inviting space for everyday relaxation. Tasteful neutral decoration and a staircase rising to the first floor complete this attractive living area. To the rear, the kitchen is fitted with a range of wall and base units, complemented by work surfaces and tiled splashbacks. The practical arrangement provides space for a cooker and washing machine, together with useful preparation and storage areas. A window overlooks the rear garden, while a glazed door provides direct access to the patio, creating a lovely connection between the kitchen and outdoor space during the warmer months.























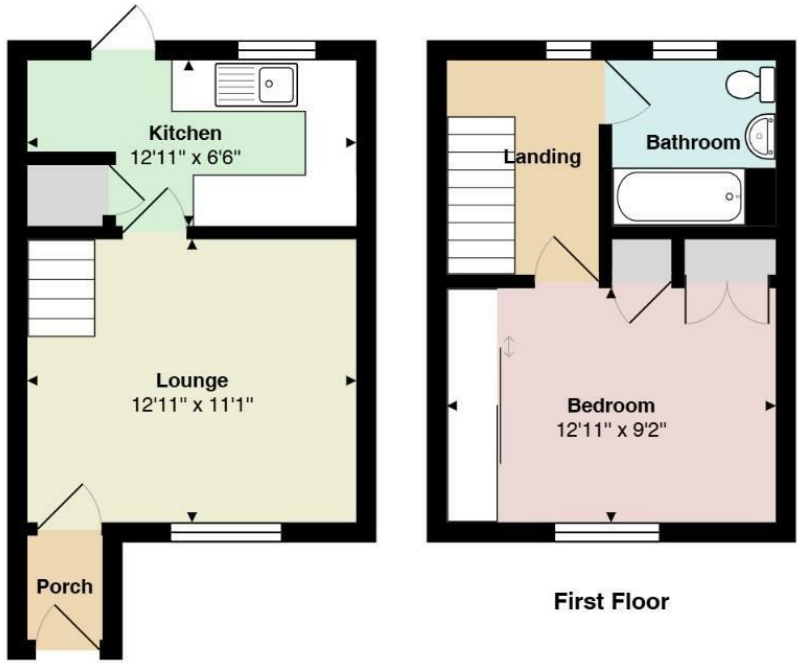


First Floor:
The first floor offers a generous double bedroom, measuring approximately 12'11" x 9'1", with ample space for a double bed and accompanying furniture. The room benefits from fitted wardrobes, providing excellent storage without compromising the available floor space, while a front-facing window brings plenty of natural light into the room. The bathroom is fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC, complemented by tiled walls and a window providing natural light. The landing also provides access to the loft, which is partly boarded for additional storage.

Outside:
The property enjoys an attractive frontage, with a paved pathway leading to the entrance and low-maintenance gravelled planting areas complemented by established shrubs. The south-facing rear garden is a particularly appealing feature of this home, offering a beautifully established and colourful outdoor retreat. Thoughtfully arranged with paved seating areas, decorative stone chippings and a wealth of mature shrubs, climbing plants and flowering borders, the garden provides an inviting setting for relaxing and entertaining. Immediately adjoining the kitchen, a paved terrace sits beneath an attractive timber pergola, adorned with an established climbing grapevine. This creates a delightful sheltered seating area, ideal for enjoying a morning coffee or outdoor dining while overlooking the garden. A pathway continues through the planting to a further seating area, with the mature greenery providing an attractive sense of enclosure. A timber shed offers useful garden storage, while gated access to the rear parking area adds everyday convenience. The property also benefits from an allocated parking space, with additional visitor parking available within the surrounding area.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 479 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk