



The Old Post Office, 20 Birds Hill  
Heath And Reach Leighton Buzzard, LU7 0AQ

Price **£725,000**



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YOUR NEXT MOVE

## 20 Birds Hill

### Heath And Reach Leighton Buzzard, LU7 0AQ

We are delighted to offer for sale with no upper chain this truly individual and historically significant detached four bedroom family home, formerly the village Post Office, occupying a prominent and prestigious position within the heart of the ever-popular village of Heath & Reach. Offering expansive and versatile accommodation throughout, this impressive period property blends character features with modern comforts and provides an exceptional opportunity for families seeking space, flexibility and village living at its finest. Viewing is highly recommended.

#### Location:

Birds Hill is situated in the heart of the leafy and desirable village of Heath and Reach. Local amenities are in abundance with shops, homely public houses and the within the catchment of the popular St Leonards lower school. There is a range of walks and footpaths on the doorstep which include the stunning Rushmere and Stockgrove Country Parks among it's many close by attractions. The village is well situated for transport connections, with the A5 in close proximity, and Leighton Buzzard mainline station just an 8 minute drive away, which boasts trains to London Euston in as little as 30 minutes.

#### Ground Floor:

A striking stained glass front door opens into a welcoming and central entrance hallway, immediately setting the tone for the character and scale of the home. From here, stairs rise to the first floor and doors open to the principal ground floor rooms, highlighting the versatility on offer. To the right of the hallway is the impressive main living room, stretching to approximately 28ft in length. This is a superb space for families and entertaining alike, comfortably accommodating a full range of living room furniture with distinct seating areas, whilst enjoying plenty of natural light. To the left sits the sitting room, a charming and more intimate reception space featuring a character fireplace and an elegant curved bay window to the front aspect, making it ideal as a snug, formal lounge or reading room. Positioned further along the hallway is a ground floor bathroom, fitted with a modern three piece suite comprising a low level WC, vanity wash hand basin and panel bath, finished with stylish contemporary tiling, ideal for guests or multi-generational living. The kitchen/breakfast room forms the heart of the home and benefits greatly from its irregular shape, allowing for a practical yet sociable layout. Fitted with a range of wall and base level units and space for a variety of appliances, the room also provides ample space for a breakfast table and additional furniture. A traditional pantry sits neatly in one corner, while a roof lantern floods the space with natural light. Doors from the kitchen lead directly into the conservatory, seamlessly connecting indoor and outdoor living. Opening off the kitchen is the dining room, another generous and flexible space which could equally serve as a fifth bedroom or home office if required. This room also enjoys direct access into the conservatory, reinforcing the adaptable nature of the accommodation. The conservatory itself is of UPVC and double glazed construction, providing a pleasant outlook over the rear garden and an excellent additional reception space for use throughout the year.





#### First Floor:

The first floor landing is a particularly impressive feature, enjoying dual aspect windows and a sense of space rarely found in period homes. From here, doors open to four genuine double bedrooms and the family bathroom. The master bedroom benefits from generous proportions and includes a refitted en-suite shower room, fitted with a modern three piece suite comprising a low level WC, vanity wash hand basin and shower cubicle, finished with fashionable tiling in keeping with the rest of the house. The remaining three bedrooms are all well balanced double rooms, two positioned to the front and two to the rear, making them ideal for family living, guest accommodation or home working. The family bathroom is an excellent size and has been refitted with a four piece suite comprising a low level WC, pedestal wash hand basin, bath tub and separate shower cubicle, again finished with contemporary tiling to create a cohesive, high quality feel.

#### Outside:

To the front of the property, a block paved driveway provides off street parking and extends to the front door, offering both convenience and kerb appeal. The rear garden is a standout feature, offering an excellent amount of space for families of all ages. A paved patio area provides the perfect spot for outdoor dining and entertaining, with the remainder laid mainly to lawn and enclosed by panel fencing. The garden is well stocked with mature shrubbery, includes a feature pond and a timber shed positioned to one corner, creating a private and established outdoor environment.



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: 2149 ft<sup>2</sup>

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.

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