



5 BEDROOM DETACHED HOUSE FOR SALE IN GREAT BILLINGTON

Price £995,000



REF: 5157139

PROPERTY FEATURES

- Landmark Former School House Dating From 1850
- Outstanding Multigenerational Living Potential
- Four Bedroom Main Residence
- Separate One Bedroom Self-Contained Annexe
- Approximately 3500 Sq Ft Overall including Garage
- Four Versatile Reception Rooms
- Two Ensuite Bedrooms And Family Bathroom
- Large Elevated Balcony With Countryside Views
- Approximately One Third Of An Acre
- Electric Gated Driveway And Double Garage

Dating from 1850 and set behind electric gates within approximately one third of an acre, The Old School House combines the scale and character of its original architecture with an exceptionally adaptable layout.

The main residence provides four bedrooms and four reception rooms, while the separate one-bedroom annexe offers genuinely independent accommodation. Together, they create a home particularly well suited to multigenerational living.

Elderly parents, adult children, long-term guests or live-in support can enjoy their own space without becoming disconnected from the main household. The arrangement of the principal house, including its two staircases and numerous reception rooms, also lends itself to the creation of more clearly defined living areas as family circumstances change.

At the heart of the home is the impressive living room, once the main classroom of the former school. Its generous proportions, dual-aspect windows and substantial fireplace with wood-burning stove create a room that feels both impressive and welcoming. Doors open onto the large elevated balcony, providing a wonderful place to sit, entertain and enjoy the surrounding outlook.

The formal dining room offers another beautifully proportioned entertaining space, with windows on two sides and an original stone fireplace. It sits close to the kitchen and breakfast room, creating a natural flow for family gatherings and larger occasions.

The kitchen and breakfast room is filled with natural light through a combination of windows and rooflights. There is space for informal dining alongside the breakfast bar, while the adjoining utility room provides useful additional storage and direct access outside.

Two further reception rooms add considerably to the flexibility of the ground floor. The characterful study features exposed brickwork, an original fireplace and independent access. The family room could serve equally well as a playroom, television room, additional bedroom or private sitting room for a relative.

The first floor is arranged around two separate staircases and provides four bedrooms. The principal bedroom includes a dressing area, fitted storage and an ensuite bathroom. A second bedroom also benefits from ensuite facilities, while the remaining bedrooms are served by the family bathroom.

Separate from the main residence, the self-contained annexe provides an open-plan kitchen and living room, bedroom and shower room. It is ideal for a parent or adult child seeking independence, but could also provide comfortable guest accommodation, space for a carer or a private working environment.

For families wishing to live together while maintaining greater separation, the wider layout of the main house provides further possibilities. Its reception rooms, bathrooms and dual staircase arrangement could allow different areas to be used by separate generations, subject to any alterations and necessary consents.

Outside, the gardens wrap around the property and combine generous lawns, mature planting and several places to sit or entertain. A private courtyard and paved terrace sit close to the house, while the large elevated balcony creates a further connection between the principal living space and the garden.

Electric gates open onto an extensive block-paved driveway, providing parking for numerous vehicles and access to the detached double garage.

Great Billington offers a semi-rural village setting while remaining conveniently placed for Leighton Buzzard and its wider amenities. Rail services to London Euston are available from both Leighton Buzzard and Cheddington, making the property a practical option for those balancing village life with regular travel.

The Old School House is much more than a substantial period home. It is a property capable of evolving with its owners, offering the space, privacy and flexibility for several generations to build a life together.

Cost/ Charges/ Property Information -

Tenure: Freehold.

Local Authority: Central Beds

Council Tax Band: Band G

EPC: D

Note for Purchasers - In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us, they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non-refundable charge of £50 per person, per purchase, for this service.

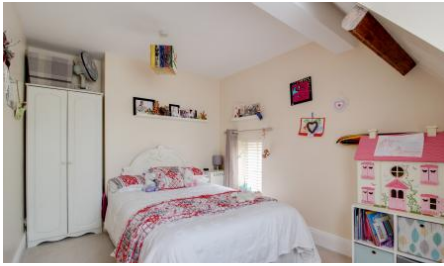
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee - typically between £0 and £300

Disclaimer - Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office, and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details, it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

PROPERTY PHOTOS





LOCATION



EPC



FLOORPLANS

