



Woburn View  
Hockliffe, LU7 9NF

Offers In Excess Of £325,000



## Woburn View

Hockliffe, LU7 9NF

We are delighted to offer for sale with no upper chain this beautifully refurbished Grade II listed two bedroom semi-detached character home, situated within the popular village of Hockliffe and blending period charm with thoughtfully updated contemporary finishes. The property offers well balanced accommodation full of character features, alongside a particularly impressive outdoor entertaining area incorporating a covered garden kitchen, making it ideally suited to modern living whilst retaining the charm expected from a home of this age. Additional benefits include a private rear garden and off-road parking. Viewing is highly recommended to fully appreciate the character, finish and lifestyle this home has to offer.

### Location:

Woburn View is positioned within the desirable village of Hockliffe, offering a blend of village living and commuter convenience. The property is well placed for access to the A5 and nearby Leighton Buzzard mainline station, providing direct services into London Euston. The surrounding area is rich in countryside and outdoor pursuits, with nearby Woburn and the Duke of Bedford estate offering woodland walks, cycle routes, restaurants, public houses and local attractions including Woburn Deer Park and regular farmers markets.

### Ground Floor:

The lounge is a welcoming and characterful reception room, featuring an impressive inglenook fireplace with multi-fuel burning stove creating a natural focal point and enhancing the warmth and atmosphere of the home. Windows to both front and rear aspects allow for a pleasant flow of natural light while retaining the property's period feel. To the rear, the kitchen has been thoughtfully refitted with a range of wall and base level units complemented by quartz work surfaces, integrated appliances and a breakfast bar providing casual seating. A skylight and rear facing windows enhance the brightness of the room, while direct access to the garden and outdoor kitchen creates a strong connection between indoor and outdoor living, making the space particularly well suited to entertaining.





### First Floor:

The first floor landing provides access to two well proportioned bedrooms and the shower room. The main bedroom benefits from a useful walk-in storage cupboard, while the second bedroom includes built-in wardrobes and additional storage, offering practicality alongside character. The shower room has been refitted in a contemporary style and comprises a low level WC, vanity wash hand basin and shower cubicle.

### Outside:

The rear garden offers a private and mature outdoor space, laid mainly to lawn with a patio area ideal for relaxing or dining outdoors. The garden is stocked with a well arranged collection of flowers and shrubs, with a shed positioned to the rear. A standout feature of the property is the covered outdoor kitchen and entertaining area, fitted with wall and base units, sink and space for a gas barbecue, creating an excellent setting for hosting and outdoor living throughout the warmer months. An outbuilding is a welcome addition and has been insulated to make for a comfortable work from home space, with the vendors incorporating a cloakroom/WC within the building.



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: 738 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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