



Goodwins Mead  
Cheddington Leighton Buzzard, LU7 0RZ

Guide Price £600,000



QUARTERS  
YOUR NEXT MOVE

# Goodwins Mead

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oRZ

\*\*\* VIEWINGS TO COMMENCE FRIDAY 6TH MARCH  
2026 \*\*\*

We are delighted to offer for sale with no upper chain this rare to the market double storey extended four bedroom family home, occupying an excellent corner plot within the highly regarded Buckinghamshire village of Cheddington. Offering generous accommodation throughout and further potential to extend (STPP), the property is in need of modernisation, presenting a superb opportunity for buyers to update and finish to their own taste.

### Location:

Goodwins Mead is a quiet and established residential setting within the popular village of Cheddington. The village benefits from a well-regarded primary school, local shop, village hall and two public house, along with excellent countryside walks. Of particular note, Cheddington mainline station is within easy reach via nearby public footpaths, providing direct rail links to London Euston - ideal for commuters seeking village living with convenience.

### Ground Floor:

An entrance porch provides practical space for coats and shoes before leading into the central entrance hall, where stairs rise to the first floor and doors radiate to the reception rooms. To the left sits the generous lounge, featuring an open fireplace and ample space for a variety of furniture arrangements. Doors open through to the conservatory, which is well positioned to take full advantage of views over the rear garden and beyond, creating a pleasant additional reception space. To the right of the hall is the dining room, an excellent sized room capable of accommodating larger family gatherings. Also featuring an open fireplace, this versatile space could alternatively serve as an additional sitting room should future extension plans reconfigure the ground floor layout. An inner hall connects the kitchen, cloakroom/WC and a lobby area, where a courtesy door provides further access to the conservatory. The kitchen is fitted with a range of wall and base level units with space for a variety of appliances. The sink is thoughtfully positioned to enjoy views across the rear garden, enhancing the everyday experience of the space.





#### First Floor:

The first floor landing provides access to all four bedrooms, the family bathroom, airing cupboard and loft space. The master bedroom is a generous dual aspect room, flooded with natural light throughout the day and enjoying particularly pleasant views to the rear. The room also benefits from an ensuite shower room positioned to one corner. Bedroom two is situated to the rear and shares the same attractive outlook. Bedroom three is a well proportioned double room to the front, complete with fitted wardrobes, while bedroom four is best described as a larger than average single room, offering flexibility as a child's bedroom or study.

#### Outside:

The property occupies a prominent corner plot, resulting in an impressive frontage and generous outdoor space. To the front, a driveway provides ample off-street parking and extends to the garage. The front garden is particularly attractive, featuring a mature magnolia tree among a variety of established shrubs. Tucked away to the side are a greenhouse and timber shed, ideal for keen gardeners. The rear garden is a private and mature space, enclosed predominantly by hedgerow and offering a high degree of seclusion. A patio area sits directly to the rear of the property, with the remainder laid mainly to lawn. There is an additional timber shed and a courtesy door providing access to the detached garage. A gate opens onto a small lane, offering swift access to public footpaths leading directly to Cheddington station.



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: 1521 ft<sup>2</sup> (excluding garage)

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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