Goose Acre, Cheddington Leighton Buzzard LU7 0SR

brown & merry

Enjoying far-reaching views over open fields to the rear, the property has been thoughtfully designed to meet the needs of modern family life while presenting beautifully maintained interiors. Step inside via a welcoming entrance hall, where stairs rise to the first floor. The ground floor offers well-proportioned, practical living spaces, beginning with a generous kitchen equipped with an array of both floor and wall-mounted units. With abundant worktop space and storage, the kitchen caters perfectly to family life and home cooking. The inviting lounge, complete with a charming feature fireplace, serves as the heart of the home, seamlessly flowing into a bright dining area-perfect for entertaining guests or gathering the family together. Adding further versatility is a dedicated home office, ideal for remote working or as a flexible additional room to suit your needs. A convenient cloakroom completes the downstairs accommodation.

Upstairs, the property continues to impress with three spacious double bedrooms, each benefitting from ample natural light and generous proportions-ideal for growing families. A family bathroom serves this floor, perfectly suited for busy mornings or relaxing at the end of the day.

Outside
To the rear, the enclosed garden enjoys delightful views over the surrounding countryside, promising peace and privacy. This outdoor haven offers ample space for al fresco dining, a spot of gardening, or simply unwinding in the serenity of village life. At the front, a driveway provides ample off-road parking for multiple vehicles, with the additional benefit of a garage located within a nearby block.

Location
The location is equally appealing-tucked away on the edge of Cheddington, residents can enjoy an enviable balance of rural charm and excellent connectivity. The village itself boasts a strong community spirit, with a well-regarded primary school, traditional pubs, allotments, and a local tennis club, all within walking distance. Cheddington's mainline railway station offers direct services to London Euston, making the property an outstanding choice for commuters. Families will appreciate the inclusion within the Aylesbury grammar school catchment, adding further appeal.

Combining tranquil village surroundings with easy access to all the essentials, this exceptional home is the ideal choice for anyone seeking the best of Buckinghamshire living. Early viewing is highly recommended-contact us today to arrange your appointment and explore everything this delightful property has to offer.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Goose Acre, Cheddington Leighton Buzzard

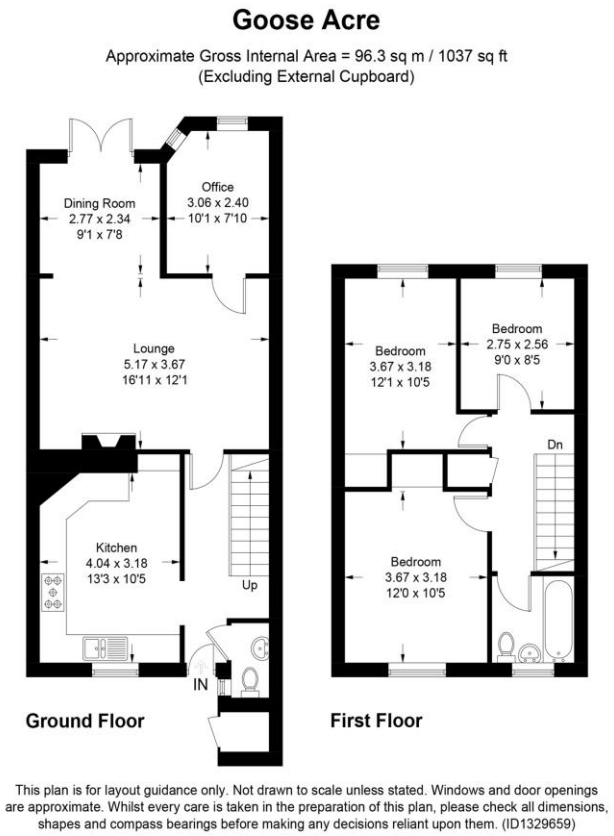
- Three bedrooms
- Study/family room
- Kitchen/breakfast room
- Gardens
- Driveway & garage

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over

£435,000

Situated in the heart of the highly sought after village of Cheddington, this extended three-bedroom family home offers the perfect blend of spacious, versatile accommodation and idyllic countryside living.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1329659)

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Property Reference:
TRG109114 - 0003

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