



Woburn Road

Heath And Reach Leighton Buzzard, LU7 0AP

Offers In Excess Of £600,000

4 2 2 C

A row of four icons: a bed icon with the number 4, a bathtub icon with the number 2, a sofa icon with the number 2, and a staircase icon with the letter C.

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## Woburn Road

### Heath And Reach Leighton Buzzard, LU7 oAP

We are delighted to offer for this this rarely available four bedroom detached period home offers a wonderful blend of character features and modern family living. Boasting spacious and versatile accommodation throughout, the property includes a separate lounge, study, and an impressive open plan kitchen/diner/family room forming the heart of the home. Additional benefits include a useful cellar, three double bedrooms, an en-suite to the master bedroom, one single bedroom/study, a private rear garden, carport and driveway parking. Viewing is highly recommended to appreciate the space and charm this fantastic family home has to offer.

#### Location:

Woburn Road 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, good school catchment and a range of walks and footpaths which include 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:

The property is entered via a welcoming hallway that immediately showcases the home's period character. To the front, a well-proportioned separate lounge provides an elegant yet cosy reception space, ideal for relaxing evenings and enhanced by charming original features with a wood burning stove providing a cosy feel. A separate study offers the perfect environment for home working or could alternatively serve as a playroom or snug, adding flexibility for growing families. To the rear, the standout feature of the home is the impressive open plan kitchen/diner/family room. Thoughtfully designed as the heart of the property, this expansive space seamlessly blends cooking, dining and informal living areas, making it perfectly suited to both everyday family life and entertaining. The kitchen is fitted with a comprehensive range of modern units and ample work surfaces, flowing naturally into generous conservatory/dining area with views and access onto the garden, allowing for an abundance of natural light. There is a cloakroom/WC which comprises of a low level WC and vanity hand wash basin. Completing the ground floor accommodation is the added advantage of a cellar, providing excellent storage or potential for further use subject to requirements.





#### First Floor:

Upstairs, the property offers four well-proportioned bedrooms, including three generous doubles. The master bedroom benefits from its own en-suite shower room, creating a private retreat and comprises of a low level WC, shower and two vanity hand wash basins. The remaining bedrooms are served by a well-appointed four piece family bathroom, finished in a contemporary style.

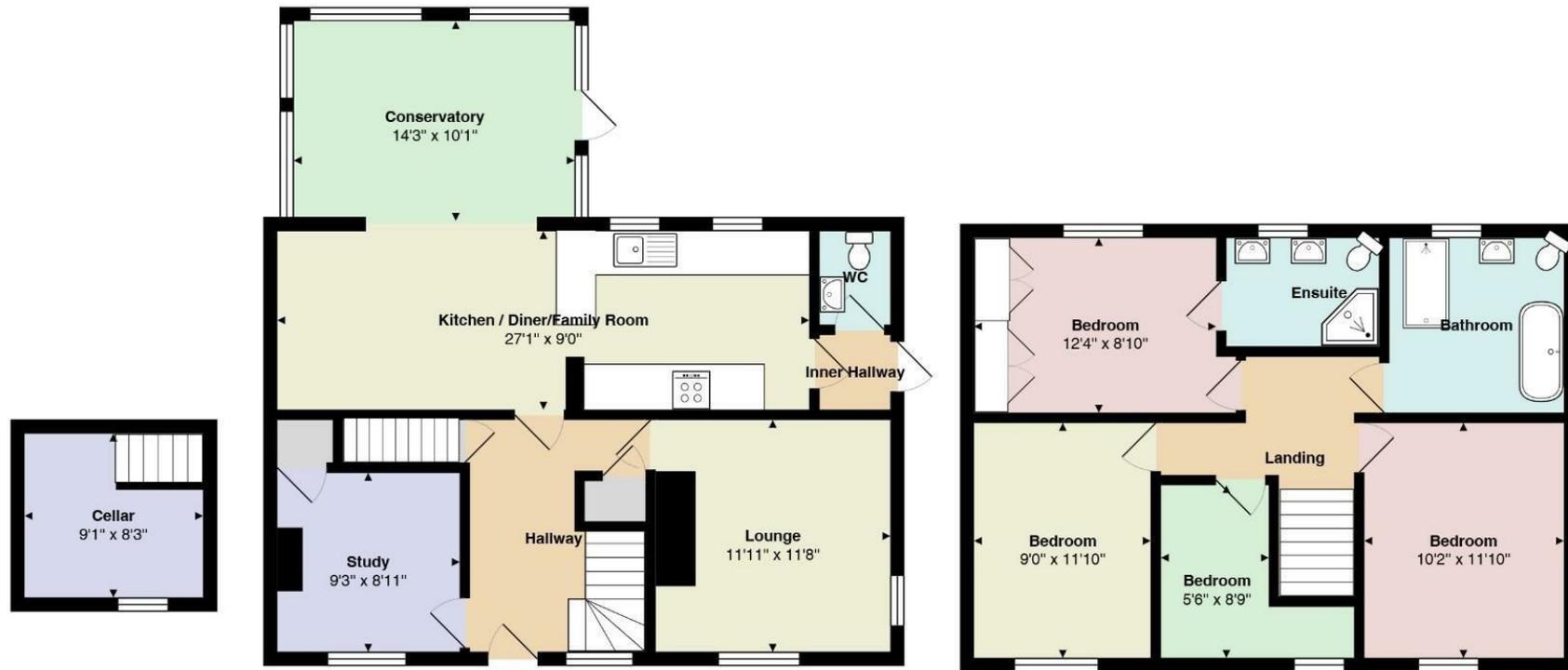
#### Outside:

The rear garden provides a private and enclosed outdoor space, ideal for children, pets and summer entertaining. The low maintenance astro turf and patio areas allows for both relaxation and outdoor dining. There is a car port with is accessible from the front and rear. To the front, the property enjoys driveway parking and further enhances its appeal with attractive kerb presence befitting its period style.



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: 1526 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)