



Watling Street

Hockliffe Leighton Buzzard, LU7 9NG

Price **£550,000**

4 2 2 E

**QUARTERS**  
YOUR NEXT MOVE

# Watling Street

Hockliffe Leighton Buzzard, LU7 9NG

We are delighted to offer for sale with no upper chain this four bedroom character home, forming part of the historic King's Arms in the heart of Hockliffe. Believed to originate from the former King's Arms coaching inn, a landmark property on Watling Street dating back to the 17th and 18th centuries, the home offers a rare opportunity to own a piece of local history whilst enjoying spacious and highly versatile accommodation. The King's Arms was known to have operated as an inn from at least the late 18th century and historically served travellers along the busy coaching route between London and the Midlands, with records showing extensive cellars, stabling and guest accommodation associated with the property.

### Location:

Hockliffe occupies a strategic position on the historic Watling Street, the ancient Roman road which connected London with the Midlands and beyond. The village offers a blend of history, countryside and convenience, with local amenities close at hand and excellent access to Leighton Buzzard, Milton Keynes and the surrounding villages. Mainline rail services into London Euston are available from nearby Leighton Buzzard, whilst the A5 and M1 provide excellent road connections for commuters.

### Ground Floor:

The property is entered into an impressive lounge/dining room, a substantial reception space full of character and featuring high ceilings, exposed beam flooring and a fireplace which provides a focal point to the room. There is ample space for a variety of seating and dining arrangements, creating a versatile environment equally suited to everyday living and entertaining. A hatch within the floor provides access to the cellar below. A door leads through to the inner hallway where a further hatch provides additional access below, while stairs rise to the first floor with useful storage beneath. The kitchen is fitted with work surfaces incorporating a sink unit and spaces for appliances, whilst a fireplace currently houses the cooker, adding further character to the room. Beyond the kitchen, a rear lobby provides access to the courtyard.





### First Floor:

The property enjoys a distinctive and characterful layout which reflects its historic origins. To the rear is a generous double bedroom alongside a study, offering flexibility for home working and guest accommodation. Stairs rise to the principal first floor accommodation where a further double bedroom benefits from access to a Jack and Jill bathroom, which can be entered from both the bedroom and landing. The landing itself is of a size more commonly associated with an additional reception or study area and provides access to two further front facing double bedrooms and a separate shower room.

### Cellar:

The cellar enjoys good ceiling height and is supplied with power and lighting.

### Outside:

The property benefits from a gated shared courtyard setting. Within the courtyard are two allocated parking spaces, a valuable feature for a property of this age and 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: 1666 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)