



HUNTERS[®]
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Upper Flat, The Bothy Mentmore Leighton Buzzard, LU7
0QG

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Guide Price £585,000

- APPROXIMATELY 2,000 SQ FT CHARACTERFUL COUNTRY RESIDENCE
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- ADDITIONAL RECEPTION ROOM OPENING ONTO A ROOF TERRACE
- WELL-APPOINTED FOUR-PIECE FAMILY BATHROOM
- SOUGHT-AFTER VILLAGE LOCATION ADJACENT TO MENTMORE TOWERS AND CLOSE TO TRING
- FOUR WELL-PROPORTIONED BEDROOMS
- KITCHEN WITH FLOOR AND WALL UNITS AND SOLID WOOD WORKTOPS
- HOME OFFICE, UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- BEAUTIFUL PRIVATE GARDENS WITH GARAGE AND DRIVEWAY PARKING
- INTERACTIVE VIRTUAL TOUR

A rare opportunity to acquire an exceptional country residence extending to approximately 2,000 sq ft, offering its own private front door and entrance porch, four well-proportioned bedrooms, a magnificent principal reception room, a spacious eat-in kitchen/dining room, and beautifully maintained private gardens. Further benefits include a garage and private driveway parking. Offered to the market with no onward chain.

Steeped in charm and character, this unique home boasts a fascinating local history. Ideally positioned adjacent to Mentmore Towers, The Bothy originally formed part of the gardener's accommodation for the Rothschild Estate, constructed in 1893. The property was thoughtfully converted in 1954 to create two separate apartments, and today retains a wealth of period features that have been carefully restored and reinstated, blending historic charm with modern living.

The accommodation includes a welcoming lounge featuring a characterful fireplace, creating a cosy yet elegant focal point. The kitchen is fitted with an array of floor and wall-mounted units, complemented by solid wooden worktops, providing both style and practicality. An additional reception room opens onto a delightful roof terrace, offering a wonderful space for relaxing or entertaining. Further benefits include a home office, utility room, and cloakroom, enhancing the flexibility of the layout.

There are four bedrooms served by a well-appointed four-piece family bathroom, completing the internal accommodation.

Externally, the property is complemented by delightful, well-established private gardens, creating a peaceful outdoor retreat. A garage and driveway parking add to the practicality, making this an ideal full-time residence, weekend escape, or second home. Mentmore itself is renowned for its exclusivity and charm, surrounded by parkland and countryside, with The Stag at Mentmore providing a popular and highly regarded local dining spot.

Mentmore is a quintessential English country village, beautifully positioned on a hilltop approximately seven miles north of Tring. Rich in history and mentioned in the Domesday Book, the village is centred around the striking Mentmore Towers, commissioned by Baron Meyer Amschel de Rothschild and designed by Joseph Paxton alongside George Henry Stokes. Much of the village was rebuilt to house estate workers, resulting in the picturesque and characterful setting seen today, with far-reaching views across the Vale of Aylesbury and a historic church dating back to the 13th century.

A truly special home in an equally special setting—early viewing is highly recommended to fully appreciate all that is on offer.

Agent Notes

Share of freehold

Lease length - 120 years from 07/12/2018.

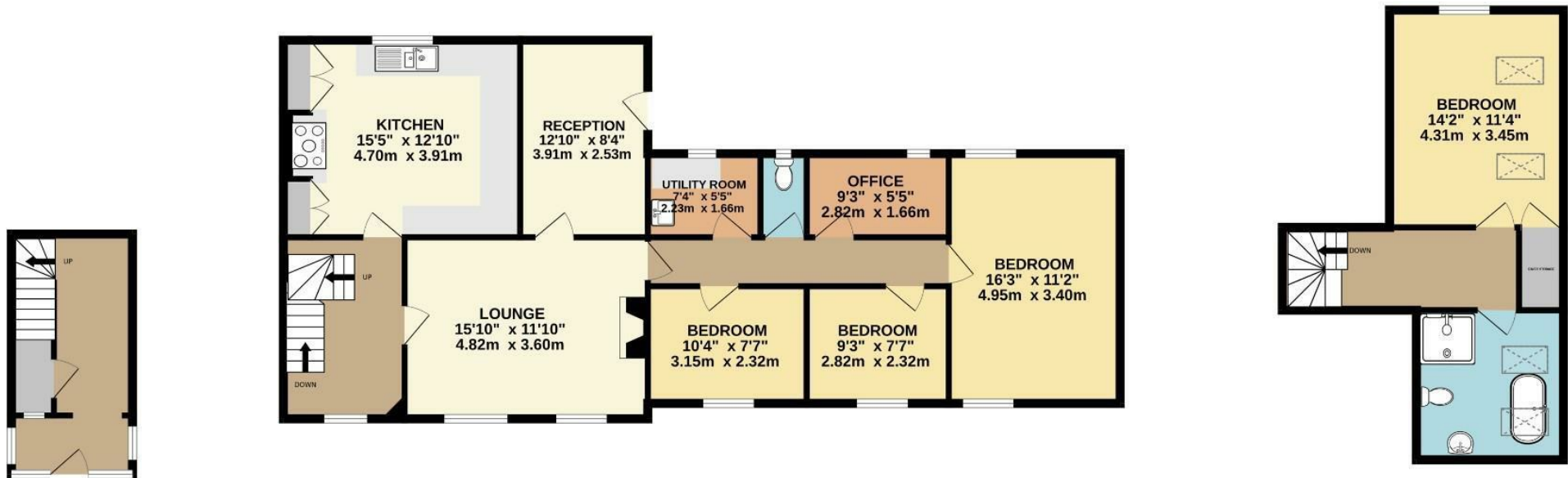
STAMP DUTY INCENTIVE

The vendor is offering a £10,000 incentive towards the buyer's purchase costs, equivalent to or to assist with the buyer's Stamp Duty Land Tax (SDLT) liability (up to a maximum contribution of £10,000), subject to the agreed sale terms. Full details are available upon request. Buyers should obtain independent legal and financial advice regarding SDLT and any mortgage implications.

GROUND FLOOR
123 sq.ft. (11.5 sq.m.) approx.

1ST FLOOR
1073 sq.ft. (99.7 sq.m.) approx.

2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		46	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

