Heath Road | | Leighton Buzzard | LU7 3AG

Offers In Excess Of
£1,000,000

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# Offers In Excess Of £1,000,000

We are excited to present the opportunity to purchase Pear Tree Cottage, an imposing Victorian five bedroom home, in all totaling over 4500 sq feet the LARGEST family home available in the town at the time of writing. The house has a rich musical heritage with a feature grand piano, former music studio and notable former residents. Boasting large grand reception rooms with a 1280 square foot open living room/family room perfect for entertaining or even as a studio for teaching music, art, dance, yoga. Situated in a prestigious location behind gates with a sweeping driveway offering vast amounts of parking as well as a double garage. With a bright kitchen/diner, flexible studios, annexe potential and office space, five bedrooms including a private suite, and beautifully landscaped gardens with a central courtyard. The property combines character, privacy and practicality, perfect for modern family living in a distinguished setting. Potential to be offered with no upper chain if required.

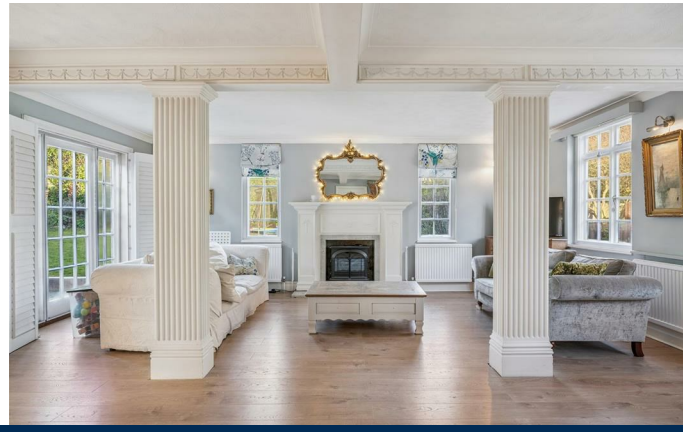
- Situated on the prestigious Heath Road with excellent schools and transport links nearby - Leighton Buzzard train station direct to London Euston in 27 minutes.
- Magnificent double-height entrance hall with galleried landing.
- Forty foot living room with French doors opening to the garden.
- Impressive double-fronted Victorian home which is not grade II listed set behind gates enjoying a sweeping driveway.
- Large reception rooms measuring 65 feet (1280 square feet in these two rooms) could be ideal for teaching music, art, dance, yoga to name just a few possibilities!
- The house has a rich musical heritage with a feature grand piano, former music studio and notable former residents.

## Welcome to Pear Tree Cottage

Set back from Heath Road behind two double gates and a sweeping gravel driveway offering lots of parking, this elegant double-fronted Victorian residence presents an impressive and distinguished façade. Approached via a wide, gently curving drive that offers extensive parking, the property immediately captivates with its symmetrical architecture, grand columned portico, and beautifully detailed bay windows. The crisp white exterior, classic Georgian-style sash windows and decorative cornicing combine to create a timeless sense of refinement. Mature hedging and landscaped lawns frame the frontage, enhancing privacy while providing an attractive green outlook.

## Entrance Hall

Stepping through your front door, you are welcomed into a magnificent double-height entrance hall that immediately sets the tone for the elegance and character found throughout the home. Sunlight pours through the striking front bay window, illuminating the beautifully tiled floor and casting a warm glow up the sweeping staircase that rises to the galleried landing above. There is classic detailing to the door frames and a sparkling chandelier suspended within the upper bay window. The space feels open, with the height and scale offering a grand sense of arrival. From the hall, glazed doors lead into the principal reception rooms, allowing natural light to flow freely while maintaining a sense of connection between the spaces. A discreet cloakroom sits to one side, while the staircase, which is finished with elegant spindles and a polished handrail, draws the eye upwards and adds to the hall's impressive proportions.



### Kitchen/Dining Room
19'5" x 10'0" (5.93 x 3.06)
The good size open plan kitchen dining room is a bright, sociable and superbly proportioned space designed with family living and everyday convenience in mind. Bathed in natural light from multiple large windows, the room feels wonderfully open and inviting, with a seamless flow between the cooking and dining areas. The kitchen itself features an extensive range of classic white cabinetry providing excellent storage, complemented by a generous run of worktops and a stylish tiled splash back. Integrated appliances, twin ovens and a gas hob offer everything needed for effortless meal preparation, while the layout ensures plenty of room for movement. To one side, the dining area enjoys a charming outlook through tall sash-style windows and easily accommodates a family-sized table, creating the perfect setting for relaxed breakfasts, casual suppers or more formal entertaining. The warm wood-effect flooring runs throughout, bringing a sense of cohesion and comfort to the space. From the kitchen, there is a hallway leading to the courtyard outside and the living room.

### Family Room
21'11" x 20'2" (6.7 x 6.15)
The family room is a spacious, light-filled reception space designed for both relaxation and entertaining. This impressive room is defined by its elegant architectural detailing, including fluted columns and exquisite decorative cornicing that subtly divide the space while maintaining an open, flowing layout. A series of large windows and charming bay areas bathe the room in natural light throughout the day. At its heart sits a beautifully crafted feature fireplace with an ornate mantelpiece, an ideal focal point around which the seating areas naturally form. French doors open directly onto the garden, allowing effortless indoor–outdoor living.

### Living Room
40'10" x 20'5" (12.45 x 6.24)
The living room is an exceptional, 40-foot reception space that beautifully blends grandeur, comfort and versatility. Framed by an elegant arched opening from the family room, the room immediately impresses with its expansive proportions, high decorative ceilings and the abundance of natural light that pours in through multiple sets of French doors and large windows overlooking the gardens. At one end, a striking feature fireplace with an ornate surround anchors the room, creating an inviting focal point. There is a fitted 120" home cinema setup and wiring available for a full surround sound setup, a perfect spot for your every day watching in style in front of the roaring log burner. A charming spiral staircase adds architectural interest and provides access to a further reception room or bedroom, while the wide open floor plan allows the room to be arranged in multiple lifestyle configurations, including areas for dining, entertaining and music. The opposite side of the room enjoys a stunning outlook onto the garden, with sunlight streaming across the floor and highlighting the elegant detailing found throughout.

### Downstairs Cloakroom

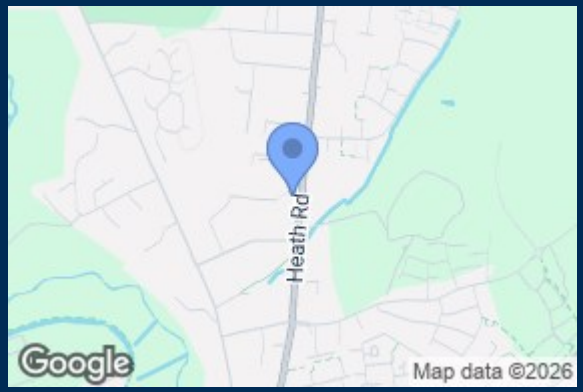
### Office/Playroom
To the right-hand side of the living room, a practical and well-positioned office/playroom provides an ideal space for home working or quiet study. Bright and neatly arranged, it offers enough room for a desk, storage and seating, with a window drawing in natural light. Adjacent to the office is a compact downstairs cloakroom, perfectly placed for convenience.

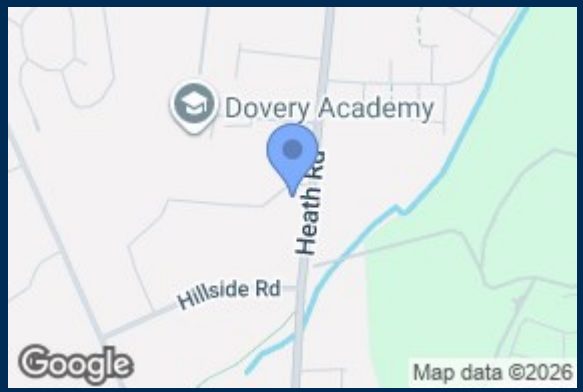
### Second Downstairs Cloakroom

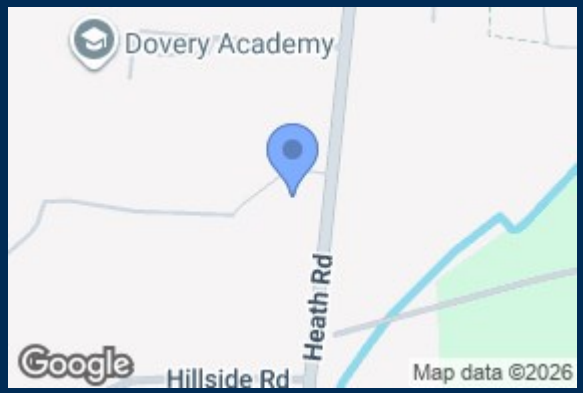
### Office
11'2" x 8'8" (3.42 x 2.66)
Positioned just beyond the main living spaces, a highly versatile cluster of outbuildings and workrooms offers exceptional flexibility for home working, hobbies or multi-purpose use. Two adjoining studio rooms provide practical areas ideal for creative pursuits, fitness, crafting or additional office space. Each room benefits from good proportions, making them perfect for anyone needing dedicated space away from the main house. A separate office sits alongside the studios, a quiet workspace with ample room for desks and storage. Whether used for a home business, study, or private retreat, it offers convenient access while maintaining a sense of privacy.

### Studio One
12'6" x 9'3" (3.82 x 2.83)

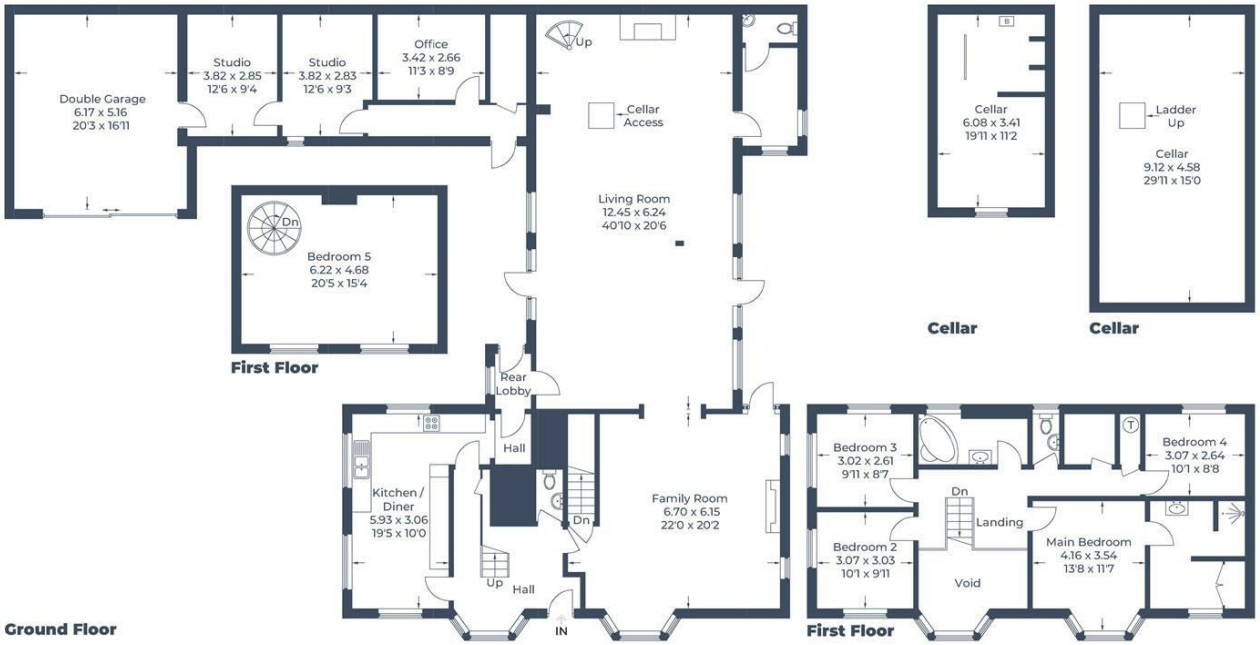
### Studio Two
12'6" x 9'4" (3.82 x 2.85)




Approximate Gross Internal Area
Ground Floor = 175.2 sq m / 1,886 sq ft
First Floor = 106.1 sq m / 1,142 sq ft
Cellar = 62.6 sq m / 674 sq ft
Outbuilding = 75.5 sq m / 813 sq ft
Total = 419.4 sq m / 4,515 sq ft
(Excluding Void)

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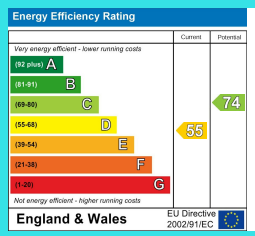


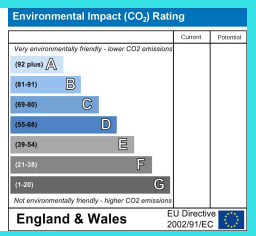


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