



High Street South | Stewkley | Leighton Buzzard | LU7 0HU

Asking Price £750,000

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Situated in the heart of Stewkley, this superbly presented recently modernised detached family home offering exceptional living space, a well-considered family layout and versatile accommodation spread over three floors. The property provides over 2100 sq feet of space, up to five bedrooms, three newly fitted shower rooms and a number of reception spaces, together with a generous kitchen/breakfast room, mature gardens, garage and off-road parking. Enjoying attractive countryside views and is situated within a highly sought-after village with a strong sense of community, excellent primary schooling and access to grammar education.

- Five generous double bedrooms.
- Outstanding views across the surrounding open countryside.
- Secluded mature rear garden with paved patio area.
- Superb detached family home with over 2100 square feet of versatile accommodation.
- Kitchen/breakfast room creating an impressive 26' entertaining space with the dining room.
- Garage and gravelled off-road parking for approximately three vehicles.
- Two large reception rooms plus separate dining area.
- Centrally located in the popular village of Stewkley, close to amenities and highly regarded schools.

Welcome to High Street South

The property is approached via a generous gravelled driveway providing ample off-road parking and turning space. The attractive brick-built façade is complemented by dark-framed windows and an adjoining garage, creating a smart and welcoming first impression. Mature trees and established boundaries provide a pleasant leafy backdrop, while the spacious frontage offers both practicality and a good degree of privacy.

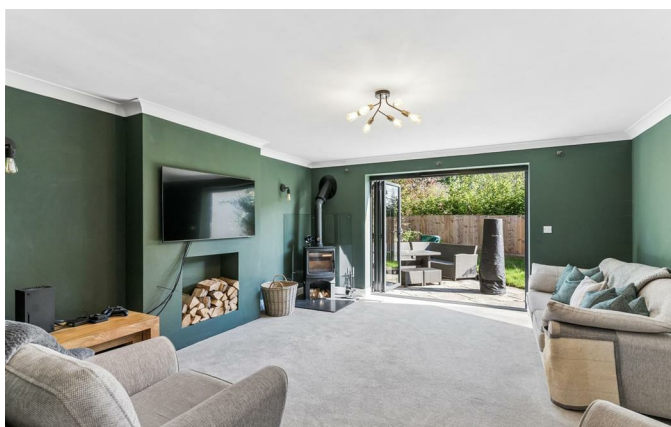
Entrance Hall

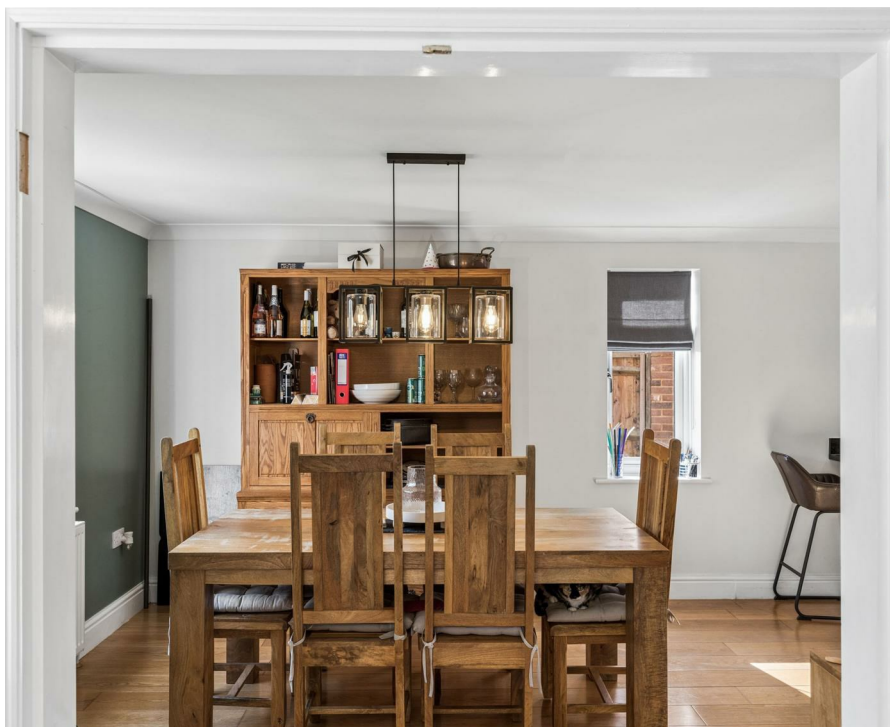
An outer porch is the perfect covered area before entering the family home. You are greeted by a spacious entrance hall providing an welcoming introduction to the home, with a staircase rising to the first floor, a window providing natural light and a useful understairs area with space for coats and shoes.

Kitchen/Dining Room

26'0" x 10'11" (7.95 x 3.33)

The kitchen/dining room is a beautifully presented space offering an excellent open-plan layout over 26' in length. The kitchen is fitted with a comprehensive range of contemporary white units complemented by polished dark work surfaces, integrated ovens, a gas hob with extractor above and a generous breakfast bar with seating. Warm wood flooring continues into the dining area, which provides ample space for a substantial table and chairs beneath stylish pendant lighting. Windows to multiple aspects provide plenty of natural light, while the dining area flows through to the adjoining sitting room.





Sitting Room

16'0" x 14'4" (4.88 x 4.39)

The lounge is generously proportioned and is a comfortable space for relaxation and entertaining for all of the family. A newly fitted contemporary wood-burning stove creates an attractive focal point, complemented by a recessed log store. Wide bi-folding doors open directly onto the rear patio and garden, flooding the room with natural light and creating a seamless connection between the indoor and outdoor spaces.

Study

9'10" x 7'6" (3.02 x 2.31)

A useful and versatile additional reception room, ideally suited as a playroom, snug or home office for working, with a window to the side aspect.

Downstairs Cloakroom

The cloakroom is fitted with a wash basin and low-level WC, with a window providing natural light.

Utility Room

There is space for a washing machine and tumble drier, together with tiled flooring and a half-glazed door providing access to the side leading to the driveway and the garden, perfect for returning home from a long walk with muddy boots.

Principal Bedroom

14'4" x 12'2" (4.37 x 3.73)

A generous principal bedroom featuring two built-in double wardrobes and two windows overlooking the rear garden, with attractive rural views beyond. A spacious room for a large king size bed and further bedroom furniture. Door leading to the en-suite.

Ensuite

A beautifully appointed contemporary ensuite, finished in a stylish neutral palette with warm wood-effect cabinetry and flooring. The suite comprises a vanity wash basin with storage, low-level WC and a generous walk-in shower enclosure with sleek black-framed glazing. A matching black heated towel rail, contemporary fittings and a large wall mirror complete the space.

Bedroom Two

12'0" x 10'11" (3.66 x 3.33)

A well-proportioned double bedroom with a built-in double wardrobe, space for further bedroom furniture or a desk and a window overlooking the rear garden.

Bedroom Three

11'3" x 10'11" (3.45 x 3.33)

A further generous double bedroom featuring a built-in double wardrobe, space for further bedroom furniture and two windows overlooking the front aspect.

Shower Room

A stylish contemporary shower room finished to a high standard, featuring a generous walk-in shower with striking black-framed crittle glazing and large-format stone-effect tiling. A fitted vanity unit with wash basin provides useful storage, complemented by a concealed-cistern WC and modern black fittings. Wood-effect flooring, a large wall mirror and natural light from the window complete this smart, well-appointed space.

Bedroom Four

16'9" x 11'3" (5.13 x 3.43)

An impressive and characterful double bedroom featuring a part-vaulted ceiling and distinctive porthole window enjoying outstanding views across the Aylesbury Vale. A further dormer bay window provides attractive views to the rear over open countryside.

Bedroom Five

A versatile room suitable for use as a fifth double bedroom, study or second home office, with a Velux skylight providing natural light.

Shower Room

A stylish and beautifully finished shower room featuring a curved glass shower enclosure with contemporary black fittings, stone-effect tiling and a useful recessed shelf. A modern vanity wash basin with wood-effect cabinetry complements the warm flooring, while a rooflight floods the room with natural light. Sleek black detailing throughout completes the smart, contemporary finish.

Garden

The mature rear garden provides an attractive and secluded setting, with a level paved patio creating an ideal space for outdoor dining and entertaining. A further lawned and paved area extends to the side of the house, together with useful storage space and gated access to the front. A great size garden perfect for the growing family.



Approximate Gross Internal Area
 Ground Floor = 78.3 sq m / 843 sq ft
 First Floor = 68.7 sq m / 739 sq ft
 Second Floor = 35.5 sq m / 382 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 195.9 sq m / 2,108 sq ft



First Floor

Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs Very environmentally friendly - lower CO₂ emissions			
(92-100) 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 Not environmentally friendly - higher CO₂ emissions			
78 82			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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