



3 LEIGHTON ROAD
HEATH & REACH

JACKSON-STOPS 

3 LEIGHTON ROAD, HEATH & REACH, BEDFORDSHIRE LU7 0AA

TOTAL APPROX. FLOOR AREA 2,383 SQ FT / 228 SQ M (excludes garage)

A DECEPTIVELY SPACIOUS 18TH CENTURY
GRADE II LISTED DETACHED COTTAGE
ENJOYING A GREAT DEAL OF CHARACTER
AND SET IN GOOD SIZED SECLUDED
GARDENS.



DISTANCES

CENTRAL LEIGHTON BUZZARD 2 MILES

LEIGHTON BUZZARD STATION 1½ MILES

MILTON KEYNES 12 MILES

CENTRAL LONDON 48 MILES

GROUND FLOOR

- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Family Room
- Cloakroom
- Inner Hall
- Rear Hall

FIRST FLOOR

- Two Landings
- Main Bedroom With Dressing Area & Ensuite Bathroom
- Three Further Bedrooms
- Bathroom
- Shower Room

OUTSIDE

- Front Garden
- Driveway With Parking Spaces
- Garage
- Secluded Rear Garden



THE PROPERTY

This charming, detached property is full of character enjoying many attractive period features that include fireplaces, flagstone flooring to the ground floor and numerous exposed timbers. An internal inspection is recommended to appreciate the spacious accommodation this property offers which extends to approximately 2383 square feet or 228 square meters which excludes the garage. At the front is a driveway with plenty of parking and at the rear the garden is very private being mostly walled.

The property is being sold with the benefit of no onward chain.

GROUND FLOOR

The property is entered at the front through a half-glazed door opening to the dining room with an extremely impressive inglenook fireplace, flagstone floor and exposed timbers. Off the dining room is the inner hall where a staircase rises to the first floor with a cupboard underneath. A door opens to the dual aspect sitting room with windows to the front and rear, there is an attractive fireplace which houses a log burning stove. The kitchen/breakfast room is extremely spacious and is fully fitted with high quality floor and wall mounted cupboards together with a double bowl enamel sink and extensive solid timber work surfaces. There is a gas fired four oven AGA plus built in fridge and dishwasher. It has windows to two sides and a door open to the driveway and also the side garden. A further door opens to the rear hall where another staircase rises to the first floor. Off this rear hall is a cloakroom fitted with a white suite of a low level WC and wash basin. The utility room is fitted with floor and wall cupboards, a deep bowl ceramic sink and timber work surfaces. Cupboards conceal the Worcester gas fired central heating boiler and the hot water tank. There is plumbing for a washing machine and a door opens to outside. The family room overlooks the rear garden and has double doors to outside and a further door leads to the garage.



FIRST FLOOR

The main landing has pine flooring and access to the insulated roof space. It provides access to bedrooms one and three plus the shower room. Bedroom one has windows to two sides, it has fitted wardrobes and an opening to a dressing area (7'1" x 6'4") with fitted cupboards and drawers with granite tops over. A door opens to an ensuite bathroom fitted with a white suite of bath, wash basin and a WC. The second landing provides access to bedrooms one, two and four plus the bathroom, there is also a store cupboard. Bedroom two is dual aspect with windows to the front and rear. Bedroom three has a window to the rear and exposed floorboards. Bedroom four is dual aspect with windows to the front and side, it has a feature high vaulted ceiling and a cast iron fireplace. The bathroom is fitted with a white suite comprising panelled bath, pedestal wash basin and low level WC. The floor is tiled and there is a window to the side. The shower room also has a white suite that comprises large shower cubicle, wash basin and a WC. It has tiled walls and floor.

OUTSIDE

The front garden is walled and stocked with box hedging and roses, a block paved pathway leads to the front door. A driveway provides parking and turning space and leads to the garage which is connected with power and light and has a door giving access to the family room. A pedestrian gate gives access to the rear garden.

The rear garden measures approximately 68' wide by 43' deep and is extremely private being mainly walled (brick and sandstone), it is principally laid to lawn. There is a large paved terrace immediately at the rear of the cottage and this also extends to the side where there is a pond. The garden is stocked with a variety of mature trees and shrubs together with flower borders and there is also a potting shed.



LOCATION

Heath and Reach is a traditional village located four miles to the south of the market town of Woburn and is easily accessible to the centre of Milton Keynes which provides superb shopping and leisure facilities including the impressive Xscape Centre housing the ski dome, an excellent theatre complex and many restaurants. Facilities available in the village include lower school, Co-op, post office, and hairdressers. Nearby Leighton Buzzard (two miles) and Woburn provide a fine selection of public houses and restaurants. Rail connections are excellent with trains taking 35 minutes from Leighton Buzzard to London (Euston) and Virgin trains stopping at Milton Keynes Central. Luton airport is approximately thirty minutes away with the M1 motorway about a ten-minute drive. The area is well served for sporting activities and in particular Woburn Golf Club offers three championship golf courses. There is a wide choice of schooling both state and private including Stowe, Harpur Trust schools in Bedford for which there is a bus service from the village together with other excellent private schools in Swanbourne House, Thornton College and Akeley Wood.

PROPERTY INFORMATION

Services: Mains water, drainage, electricity and gas are connected.

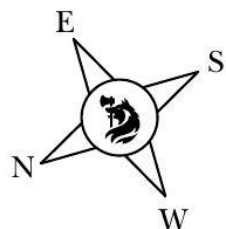
Local Authority: Central Bedfordshire Council.
Tel: 0300 300 8000

Outgoings: Council Tax Band "G"

Tenure: Freehold.

Viewing: Strictly by appointment through the sole agents
Jackson-Stops. 1 Market Place, Woburn, MK17 9PZ.
Tel - 01525 290 641





3 Leighton Road, Heath & Reach

Approximate Area = 2383 sq ft / 221.3 sq m

Garage = 228 sq ft / 21.1 sq m

Total = 2611 sq ft / 242.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, 1st November 2018. The floor plan is for information only and does not constitute a contract.



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

WOBURN

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