

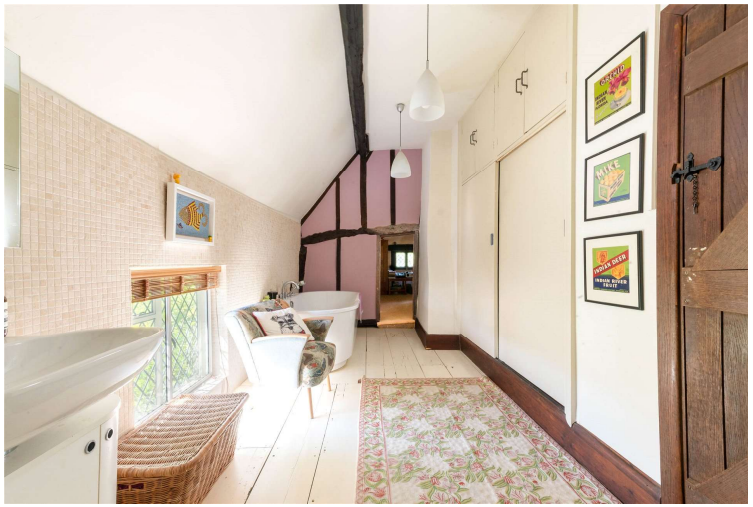
Great Billington, Bedfordshire

MICHAEL GRAHAM











A Grade II listed three bedroom detached former farmhouse with a self contained annexe, two garages and a shed located in grounds of approx. 0.5 acres in the village of Great Billington.

Hilltop Farm

Little Hill, Great Billington, Leighton Buzzard, Bedfordshire, LU7 9HE

4 bedrooms

5 reception rooms

3 bathrooms

EPC Rating Band EPC Exempt

The 17th century farmhouse, listed in 1967 for special architectural and historic interest, constructed of brick nog, a technique in which bricks are used to fill gaps in a timber frame, and has a thatched roof which has been recently inspected. Retained original features include beamed ceiling and walls and fireplaces.

There is over 2,100 sq. ft. of accommodation over two floors in the main house. The ground floor has four reception rooms, a drawing room with an original brick floor and a brick fireplace with a Bessemer beam. All the windows have leaded lights.

Two staircases lead to the first floor which has three double bedrooms. Bedroom three is accessed via stairs from the family room while stairs from the drawing room lead to the main landing which accesses the two other bedrooms and a family shower room. The dual aspect principal bedroom is en suite to a bathroom which can also be accessed from the landing. It has a free standing bath and full height built-in cupboards.

- Detached thatched property
- Three double bedrooms
- En suite bathroom, shower room, cloakroom
- Four reception rooms
- Kitchen
- Triple and single garages, shed
- Extensive grounds, garden, swimming pool
- Self contained annexe

Additional Information

- Mains water, Gas, Electricity
- The Local Authority is Central Bedfordshire
- The property is in council tax band G

Kitchen

The dual aspect kitchen has a range of painted wall and base units, including some glazed display cabinets, with solid wood work surfaces, a butler sink with swan neck tap over, tiled splashbacks and a tiled floor. There is space for a slide in range cooker with an extractor over, and space for an upright fridge/freezer. A door leads out to the front of the property and an opening leads to a store room with a door to the rear and access to the cloakroom. Another opening leads to an inner hall with a built-in cupboard and a door to the dining room.













Annexe

The annexe has 513 sq. ft. of self contained single storey accommodation and would work well for multi generational families who want to live together but maintain some independence. The sitting/dining room has two sets of patio doors and windows to a decked area in the garden. The fully equipped kitchen has wall and base units, with granite work surfaces and a stainless steel sink. Integrated appliances include an induction hob with an extractor over and electric double ovens, and there is space for an upright fridge/freezer and a washing machine. The bedroom has fitted wardrobes and a three piece en suite shower room.







Grounds and Swimming Pool

The rear garden has a lawn with flower and shrub beds, space for a table and chairs and hedged borders. The extensive grounds are mainly lawned with various mature shrubs and trees, and a children's play area. The swimming pool area has a wooden pool house with a veranda and light and power connected. There is a block paved terrace surrounding the pool with ample space for tables and chairs for relaxing and entertaining. The pool has a retractable cover which is stored at one end.

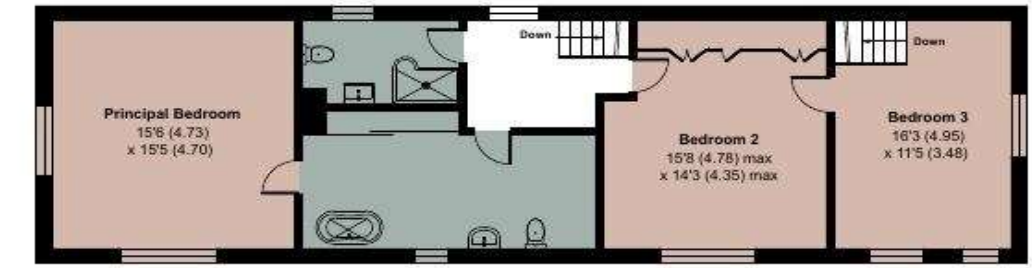




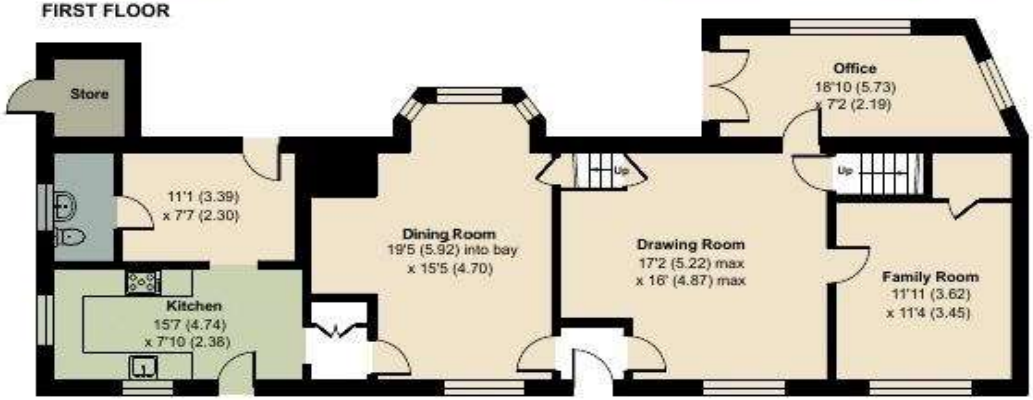


Total = 3186 sq ft / 295.8 sq m
Approximate Area = 2108 sq ft / 195.8 sq m
Annexe = 513 sq ft / 47.6 sq m
Garage = 565 sq ft / 52.4 sq m

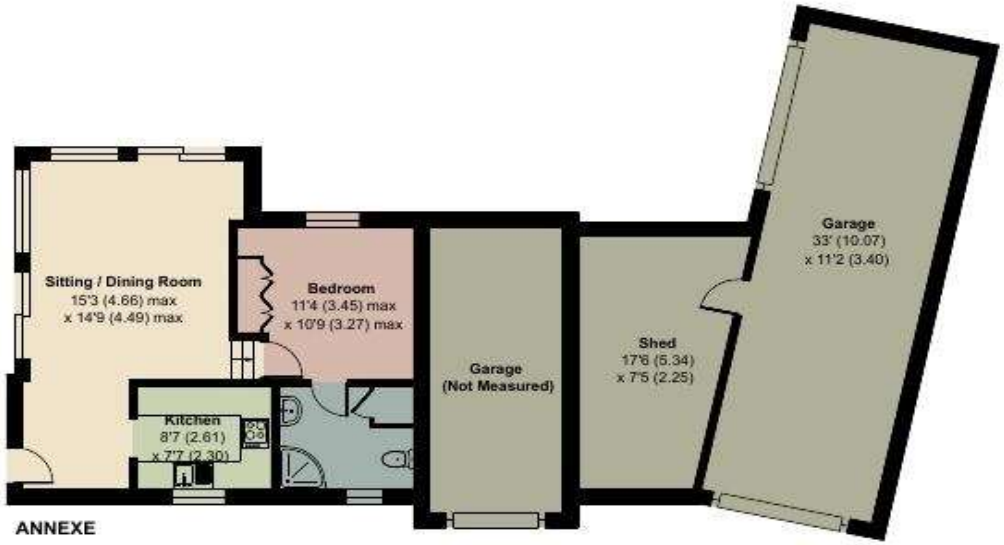
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FIRST FLOOR



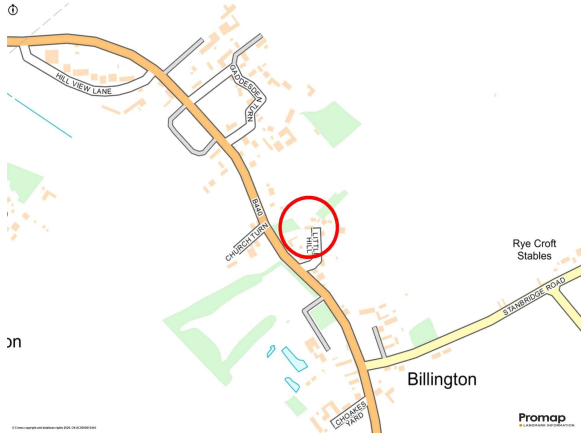
GROUND FLOOR



ANNEXE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Michael Graham Estate Agents. REF: 1516345





Situation and Schooling

Great Billington is surrounded by countryside with a network of footpaths. The Stag public house, restaurant and cocktail lounge is in the village of Mentmore (4.8 miles). Leighton Buzzard (2.5 miles) has shops, social and sports facilities, restaurants, supermarkets and a railway station. The property is in the catchment area of Greenleas Primary and Leighton Middle schools and local independent schools include Swanbourne House, Stowe, Egerton Rothesay and Tring Park.

16 miles from Central Milton Keynes

4 miles from Leighton Buzzard station

30 minutes from Euston

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