



Church Hill, Cheddington Leighton Buzzard LU7 0SX



Constructed in 2018 to exacting standards and immaculately maintained, the property enjoys both privacy and superb access, backing onto open countryside while placing key amenities within easy reach. At the heart of the home is a beautifully appointed kitchen and breakfast room, ideal for sociable mornings and family gatherings. Bifold doors open directly onto a paved terrace, linking indoor and outdoor living and inviting plenty of natural light. The adjacent sitting room, generously proportioned and featuring another set of bifold doors alongside a welcoming fireplace, provides a wonderful space for relaxing or entertaining. The dining room is bright and spacious, providing an ideal room for the formal family dinners or entertaining friends. A useful cloakroom completes the ground floor.

First Floor

On the first floor, the accommodation continues to impress. The master bedroom boasts a stylish en-suite shower room, while the guest bedroom offers both en-suite facilities and a private balcony - perfect for enjoying countryside views. Three further bedrooms share a large family bathroom, and bedroom five/ study benefits from access to a versatile loft storage area that could double as an occasional room or study nook.

Outside

The substantial grounds are a true feature of this property. The house is approached by a private driveway offering vehicular gated access through to an expansive rear garden, perfect for the whole family to enjoy. An extensive paved terrace gives way to a level lawn, ideal for summer entertaining, play, or simply enjoying the private outlook. The highlight for enthusiasts and hobbyists will be the remarkable 44ft x 23ft garage/workshop - a rare find with endless potential for motoring, crafts, or storage, complemented by one additional shed. A garage and ample driveway parking ensure total convenience.

Location

Cheddington village itself is renowned for its vibrant sense of community, with amenities including a highly regarded primary school, traditional pubs, a thriving tennis club, and allotments all within easy walking distance. The property lies within the sought-after Aylesbury grammar school catchment, making it particularly attractive for families. Commuters will appreciate the proximity of Cheddington Station, from which direct trains connect to London Euston in under an hour, offering seamless links to the capital. Delivering an enviable lifestyle that combines village tranquillity, practical space and excellent connectivity, this exceptional home invites you to experience the very best of Buckinghamshire living. Early viewing is highly recommended - contact us today to arrange your appointment and explore all that this property has to offer.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





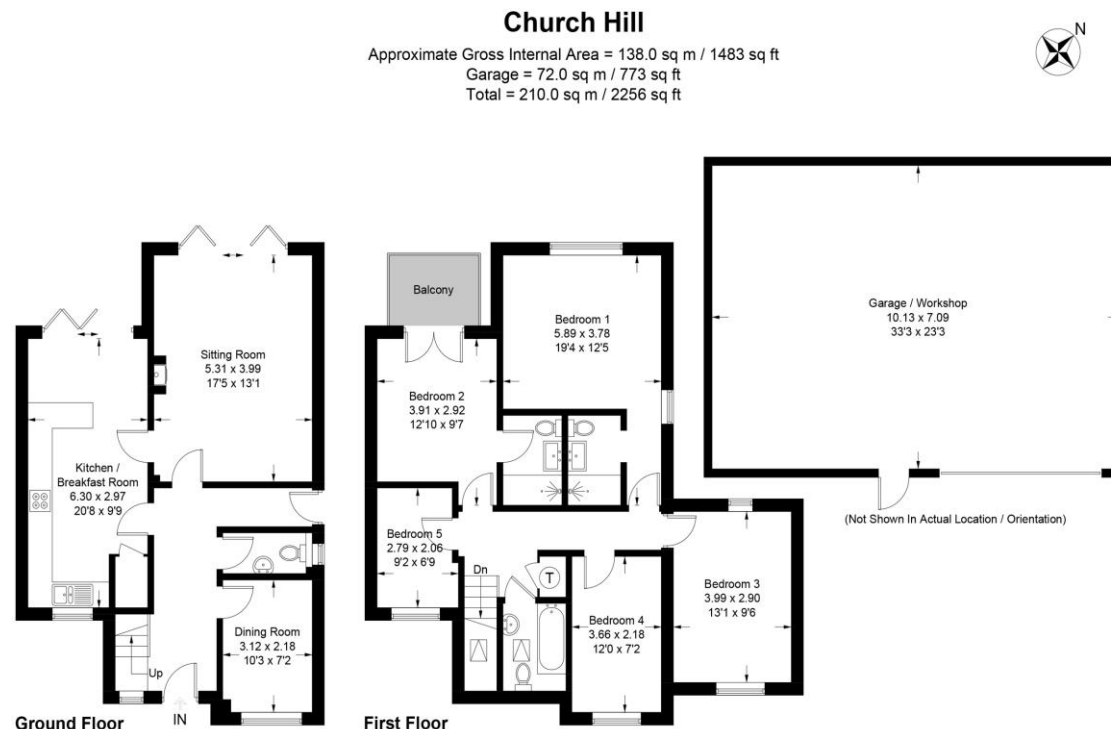
welcome to Church Hill, Cheddington Leighton Buzzard

- Detached
- Five bedrooms
- Two reception rooms plus study
- Air conditioning to the first floor
- Kitchen/breakfast room

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in excess of
£650,000

Tucked away on the peaceful edge of Cheddington village, this impressive five-bedroom detached home offers the perfect blend of contemporary comfort, rural charm and unrivalled convenience for family living, benefitting from under floor heating to ground floor and air conditioning on the first floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1325986)

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Property Reference:
TRG109060 - 0005

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