



**Bancroft Street, Cheddington Leighton Buzzard LU7 0GQ**



Situated on Bancroft Street in the sought-after village of Cheddington, this four-bedroom detached home presents an exceptional opportunity for modern family living on the edge of open Buckinghamshire countryside. The property is beautifully presented throughout, with a quietly confident design that successfully combines both style and practicality.

Upon entering, a generous entrance hall leads to the light-filled accommodation beyond. The heart of the home lies to the rear, where a contemporary open-plan kitchen and dining area provides the perfect space for both everyday living and entertaining. With sleek integrated appliances, the kitchen seamlessly extends into the garden through glazed French doors, fostering a wonderful sense of indoor-outdoor flow, the utility room, the utility is off the kitchen and has its own door opening onto the rear garden.

At the front, a well-proportioned sitting room offers a relaxing retreat, ideal for unwinding with family or guests. Adjacent, a versatile dining room/ family room additional flexible space, perfect for working from home or children's activities. The ground floor is completed by a stylish cloakroom, adding to the home's practicality and comfort.

#### Upstairs

Upstairs, the thoughtfully planned accommodation continues to impress. Four well-sized bedrooms offer space and comfort for the whole family. The principal bedroom boasts a chic en suite shower room, whilst two additional double bedrooms and a further generous single bedroom are all served by a contemporary family bathroom.

#### Outside

Outdoor space is a true highlight: the rear garden is mainly laid to lawn, with a generous patio directly adjacent to the house, just the spot for summer barbecues, relaxing with a book, or gathering with friends and family. The front garden is laid to lawn with a charming central pathway leading to the entrance, partially enclosed by a low-level wall for a welcoming feel. Ample parking is provided by a driveway for multiple vehicles and a garage.

#### Location

The location is equally appealing, tucked away on the edge of Cheddington village. Residents enjoy the rare balance of rural charm and excellent connectivity. A thriving local community offers a primary school, traditional pubs, allotments and a tennis club, all within easy walking distance. Commuters benefit from a mainline railway station with direct services to London Euston, making travel into the capital swift and straightforward. Families are also well-catered for, as the property lies within the Aylesbury grammar school catchment area.

This exceptional home embodies the best of village living, balancing peaceful surroundings with superb connectivity. Early viewing is highly recommended-contact us today to arrange your appointment and discover all this property has to offer.





welcome to  
**Bancroft Street, Cheddington  
Leighton Buzzard**

- Four Bedrooms
- Two Reception Rooms
- Family Bathroom Plus En-Suite
- Garage & Driveway
- Utility Room & WC

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

**£625,000**

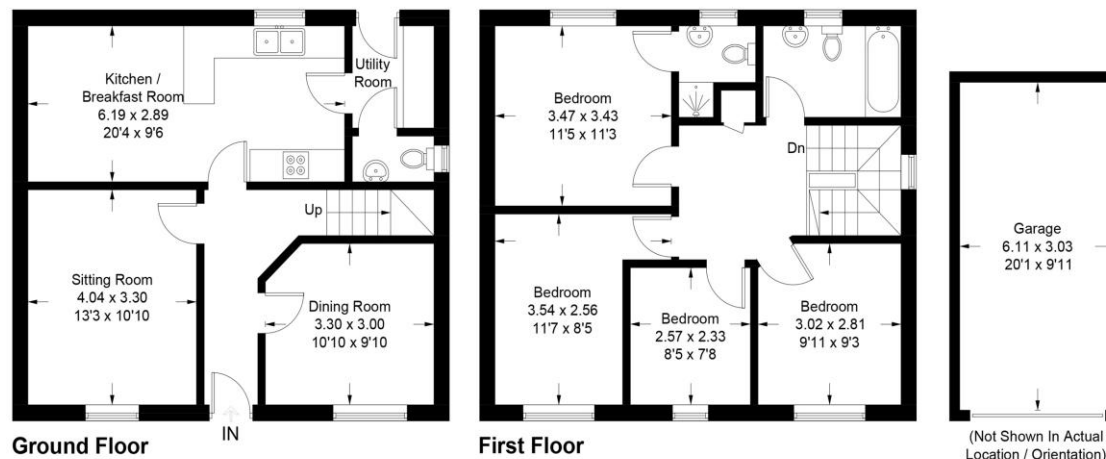
**Agents Note**

There is a service charge of £220.00 per annum.

A beautifully presented four-bedroom detached family situated and still under warranty.

**Bancroft Street**

Approximate Gross Internal Area = 112.3 sq m / 1209 sq ft  
Garage = 18.6 sq m / 200 sq ft  
Total = 130.9 sq m / 1409 sq ft



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. (ID1316347)

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Property Reference:  
TRG108226 - 0002

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