



Old Farm, Pitstone Leighton Buzzard LU7 9RD



The lounge flows seamlessly into a charming dining area, which in turn opens onto a generous conservatory. Overlooking the private rear garden, the conservatory provides an inviting space for year-round enjoyment. The well-appointed kitchen is thoughtfully laid out and finished to a high standard, making cooking and family meals a delight.

Upstairs, the principal bedroom benefits from a modern en suite shower room, while the second bedroom offers generous proportions for guests or family. The third bedroom, currently arranged as a nursery, provides flexibility for a growing family. A recently refurbished family bathroom serves the upstairs accommodation, presented immaculately for the utmost comfort.

The attractive rear garden is an outstanding feature, offering exceptional privacy and two paved patio areas perfect for basking in the afternoon and evening sun. Working from home is made easy thanks to the partially converted garage, now hosting a dedicated home office at the rear. The remaining garage space provides practical storage, and the front of the property boasts a driveway with parking for two vehicles.

Location

Living in Pitstone means enjoying the best of village life with excellent amenities close at hand. The local shop, welcoming village hall, and a popular primary school are all within easy reach, while families benefit from being in the catchment area for the highly regarded Aylesbury Grammar School. Outdoor enthusiasts can explore the stunning surrounding countryside, and for commuters, Tring train station is just a short drive away, offering fast connections to London and beyond.

This exceptional home is perfect for those seeking a peaceful yet well-connected retreat in a thriving community setting. Arrange a viewing today to fully appreciate all that this remarkable 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

Old Farm, Pitstone Leighton Buzzard

- Three bedrooms
- Conservatory
- Bathroom & En-suite
- Garage (partially converted into an office)
- Driveway

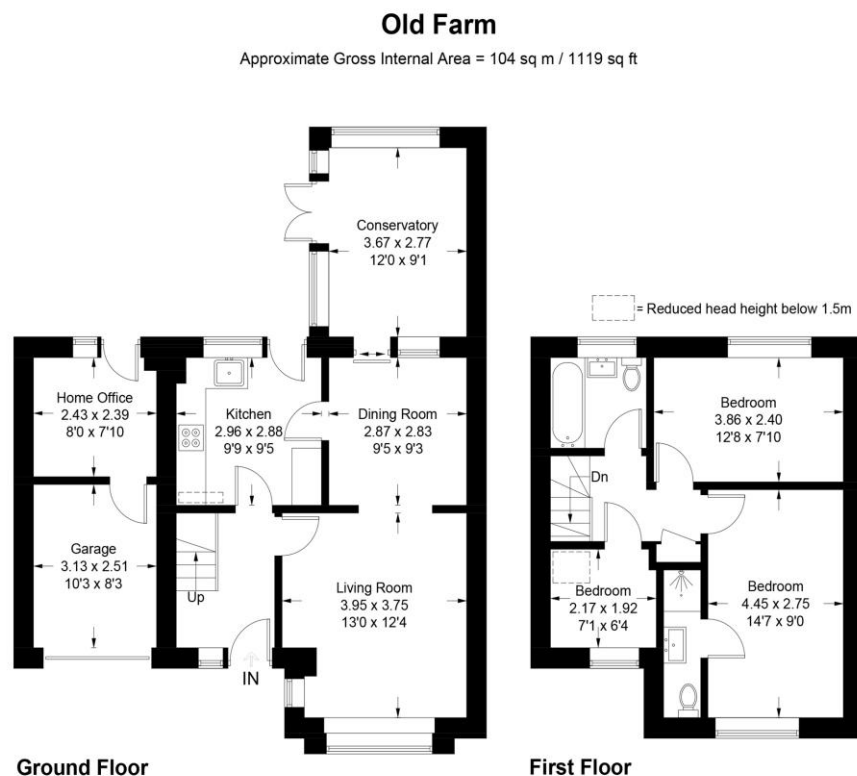
Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£500,000

Nestled in a peaceful, sought-after area of Pitstone, this beautifully presented three-bedroom link detached home offers the perfect blend of tranquillity, style, and convenience.



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. (ID1325988)

check out more properties at brownandmerry.co.uk

see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
TRG109071 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING,
Hertfordshire, HP23 5AA



brownandmerry.co.uk