



Price £1,250,000

Fairways Plantation Road, Leighton Buzzard, LU7 3HU



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STUNNING SETTING - OVER 4500 SQ FT - APPROX 1 ACRE PLOT - INDOOR SWIMMING POOL - Quarters are delighted to offer for sale this extensive detached executive home located on the areas most sought after leafy road. The property provides over 4500 sq ft of accommodation comprising: Reception hallway, boot room, sitting room, dining room, kitchen/breakfast room, utility room, games room, study, family bathroom, five bedrooms (three with ensuite), a further master bedroom with walk in wardrobe and spacious ensuite. Additional benefits include a heated indoor swimming pool with changing room/shower facilities, stunning landscaped gardens backing onto woodland with a garden WC, gated driveway and double garage. Viewing is a must to appreciate the space and setting of this property.

Location:

Located on Plantation road which is just over a mile from the Leighton Buzzard Town Centre and a further half a mile to the mainline train station which offers a 30 minute service to London Euston. Situated opposite the prestigious Leighton Buzzard Golf Club and within walking distance is the picturesque Rushmere Country Park. The property provides luxurious country living whilst still having the benefits of being within close proximity of the Market Town. The M1 motorway is located 15 minutes away by car.

Reception Hall:

Enter via double doors. Single panel radiator. Wood flooring. Loft access. Doors to boot room, sitting room, kitchen/breakfast room and archway to dining room. Steps down to hallway.

Boot Room: 12'9 x 5'0 (3.89m x 1.52m)

Built in storage and hanging rails. Power and lighting.

Sitting Room: 21'10 x 16'7 (6.65m x 5.05m)

Two double glazed windows to front aspect. Feature fireplace with living flame gas fire. Two single panel radiators. Coving to ceiling. Television point. Fitted window seating.

Dining Room: 13'7 x 9'9 (4.14m x 2.97m)

Double glazed double doors to garden. Wood flooring. Coving to ceiling.

Kitchen/Breakfast Room: 19'11 x 12'10 (6.07m x 3.91m)

Two double glazed windows to rear aspect. Fitted kitchen comprising inset butler sink with cupboard under. Further range of wall and base level units with granite work surface over. Fitted Aga stove. Integrated oven and hob. Space for American style fridge freezer, integrated wine cooler, granite splash backs. Tiled flooring. Recessed lighting. Double glazed door to:

Utility Room: 20'10 x 6'2 (6.35m x 1.88m)

Of double glazed construction. Ceramic tiled floor. Stainless steel sink with cupboard under. Work surface space. Space for washing machine, dryer and fridge freezer. Double glazed doors to front and rear.

Hallway:

Built in cupboard. Doors to bedroom, study and games room. Courtesy door to garage.

Study: 10'9 x 10'2 (3.28m x 3.10m)

Double glazed window to front aspect. Single panel radiator. Coving to ceiling.

Bedroom: 13'10 x 7'1 (4.22m x 2.16m)

Double glazed door to garden. Two Single panel radiators. Coving to ceiling.

Games Room: 19'10 x 13'10 (6.05m x 4.22m)

Double glazed window to side aspect. Double glazed door to side. Wood effect flooring. Glazed doors to pool room.

Pool Room: 42'7 x 21'3 (12.98m x 6.48m)

Heated salt water swimming pool measuring 26'5 x 13'5. Double glazed sliding doors to two aspects. Tiled floors. Space for seating area. Steps down to changing room. Three radiators.

Boiler Room:

Heating and filtration system for swimming pool. Storage area.

Changing Room: 9'4 x 8'11 (2.84m x 2.72m)

Comprising shower and WC and change area. Ceramic tiled floor. Tiling to all walls. Walk in shower cubicle. Chrome heated towel rail. Under floor heating.

Landing:

Doors to three bedrooms and family bathroom. Cupboard housing mega flow system and access to loft.

Family Bathroom:

Refitted suite comprising low level WC, corner spa bath and vanity wash basin with storage units. Feature radiator. Ceramic tiled floor. Tiling to water sensitive areas. Double glazed window to front aspect.

Guest Bedroom: 14'9 x 13'3 (4.50m x 4.04m)

Double glazed window to front aspect. Range of fitted bedroom furniture. Television point. Double panel radiator. Door to:

Ensuite:

Double glazed window to front aspect. Feature radiator. White suite comprising low level WC, pedestal wash hand basin and P-shaped shower bath. Ceramic tiled floor. Tiling to water sensitive areas.

Bedroom: 13'11 x 13'7 (4.24m x 4.14m)

Double glazed window to rear aspect. Single panel radiator. Coving to ceiling. Door to:

Ensuite:

Double glazed window to side aspect. Refitted suite comprising low level WC, floating wash hand basin and walk in shower cubicle. Chrome heated towel rail. Ceramic tiled floor. Tiling to all walls.

Bedroom: 13'11 x 13'4 (4.24m x 4.06m)

Double glazed window to side aspect. Single panel radiator. Television point. Doorway to:

Ensuite:

Double glazed window to side aspect. Refitted suite comprising low level WC, wash hand basin and shower cubicle. Tiling to water sensitive areas. Ceramic tiled floor. Underfloor heating. Door to hallway.

Hallway:

Single panel radiator. Coving to ceiling. Recessed lighting. Door to master suite and further bedroom.

Bedroom: 16'11 x 12'10 (5.16m x 3.91m)

Double glazed window to side aspect. Double panel radiator. Range of fitted wardrobes. Coving to ceiling.

Master Suite:

Bedroom: 21'1 x 14'6 (6.43m x 4.42m)

Two double glazed bi-fold doors to balcony. Double glazed windows to dual aspects. Single panel radiator. Television point. Fitted kitchenette. Access to walk in wardrobe. Recessed lighting. Door to Ensuite.

Walk In Wardrobe: 9'8 x 6'7 (2.95m x 2.01m)

Fitted hanging rails and storage.

Ensuite:

Double glazed window to side aspect. Single panel radiator. Chrome heated towel rail. Refitted suite comprising floating hand wash basin, low level WC and walk in double shower cubicle. Tiled flooring and walls. Single panel radiator. Recessed lighting.

Outside:

Front:

Access via electric double gates with entry phone system. Lawn area and generous driveway providing parking for numerous vehicles extending to double garage. Steps up to front door.

Rear:

Overall plot is approximately one acre. Backing onto woodland this mature stunning garden has been landscaped providing extensive patio, decked and lawn areas. Stairs up to balcony overlooking the garden.

Garden WC:

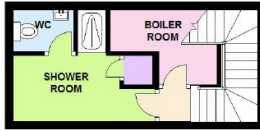
External access for gardener. Comprising low level WC, wash hand basin, Ceramic tiled floor. Tiling to water sensitive areas.

Garage: 19'0 x 16'7 (5.79m x 5.05m)

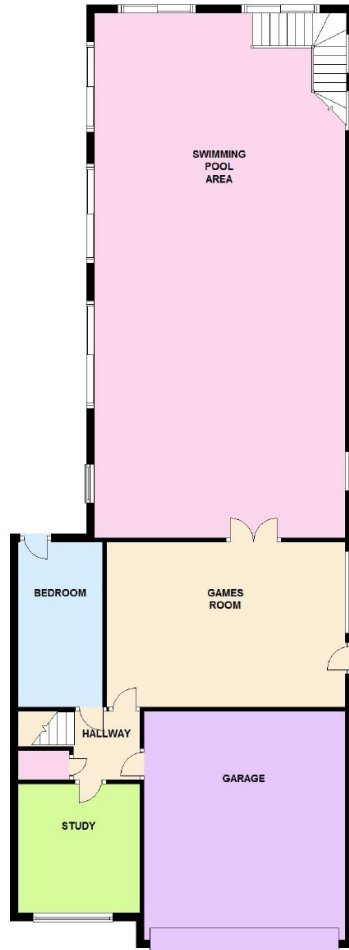
Double garage. Access via electric up and over door. With power and lighting. Courtesy internal door. Currently segmented into two areas with a stud wall. Cupboard housing gas central heating boiler.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer wishing to proceed with a purchase of the property should check all measurements. Floor plan coverings and fittings are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

SUB-BASEMENT
APPROX. 16.8 SQ. METRES (181.2 SQ. FEET)



LOWER GROUND FLOOR
APPROX. 199.2 SQ. METRES (1821.5 SQ. FEET)



GROUND FLOOR
APPROX. 102.7 SQ. METRES (1105.9 SQ. FEET)



FIRST FLOOR
APPROX. 165.6 SQ. METRES (1782.2 SQ. FEET)



TOTAL AREA: APPROX. 454.4 SQ. METRES (4890.7 SQ. FEET)



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	81	69	76

Energy Efficiency Rating
Very energy efficient - lower running costs
A (92-100)
B (81-91)
C (65-80)
D (55-64)
E (39-54)
F (21-38)
G (1-20)
Not energy efficient - higher running costs
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating
Very environmentally friendly - lower CO₂ emissions
A (92-100)
B (81-91)
C (65-80)
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