



North Stables

Horton, Buckinghamshire LU7 0QR



The perfect rural escape.

This exceptional home is perhaps the perfect rural escape, while at the same time offering convenient access to nearby historic market towns and the mainline train station at Cheddington.

Nestled away in a private setting, in the heart of this charming Buckinghamshire village, the property is beautifully presented and features light-filled living, high-end finishes, and a generously sized plot.

Upon entering, the central hallway leads to a stunning sitting room to the right, with a glorious twin-aspect.

To the left, there is a spacious, well-appointed fitted kitchen and, beyond that, is a sizable second reception room which enjoys access out to the garden.

A cloakroom completes the ground floor.

Guide price: £645,000
Tenure: Freehold



Upstairs, there are three generous bedrooms. The standout principal suite includes a large double bedroom and adjacent dressing room, all bathed in natural light, along with an en suite shower room. The remaining bedrooms share a stylish family bathroom.

Outside, the property sits on a sizable, partly-walled plot.

The main garden is laid to lawn and features an attractive seating area and a storage shed, while an additional courtyard is located next to the family room.

A carport offers covered parking, with extra space available on the driveway.

Location

This sought after Buckinghamshire hamlet, close to the borders of Hertfordshire and Bedfordshire, boasts some beautiful examples of Tudor architecture. The hamlet lies on the edge of some 5,000 acres of National Trust land, where Pitstone Windmill and Ivinghoe Beacon can be found.

Nearby communication links are excellent, including the A41 at Tring, which provides a dual carriageway link direct to the M25 (J20). Cheddington is just 1 mile away and has its own mainline train station, with regular and direct service to London Euston in approx. 40 mins.

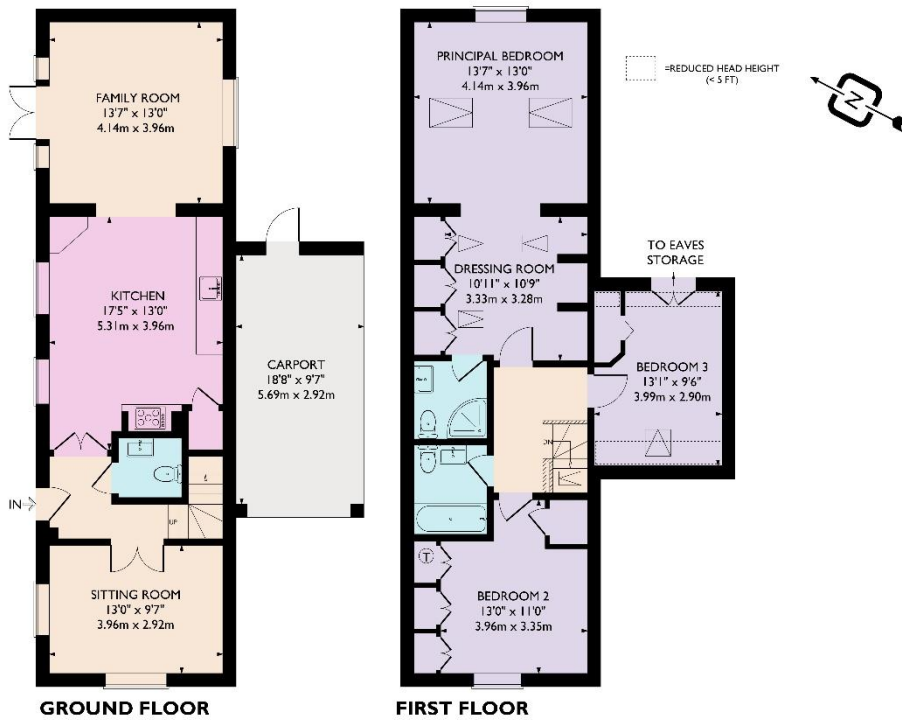


Every home tells a story

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From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 1399 SQ FT / 130 SQ M
(EXCLUDING CARPORT)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: E

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