



158 High Street North

Stewkley | Leighton Buzzard | Beds | LU7 0EP



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Williams Properties are delighted to welcome to the market this fantastic extended character cottage in the desirable village of Stewkley. The property is immaculately presented and benefits from character features throughout such as wooden beams and rustic ledged doors. Accommodation boasts from a great size open plan kitchen/dining/living area, separate living room, downstairs w/c and shower room, utility room, Three bedrooms, family bathroom, office area and a walk in wardrobe. Outside offers a fantastic rear garden, garage and driveway for two vehicles. Viewing comes highly recommended on this superb home.

£550,000

## Stewkley

Situated on the longest village high street in the country. Only ten minutes on foot from the centre, and just a couple of minutes' stroll from your new local pub The Carpenters Arms, surrounded by the beautiful Buckinghamshire countryside. Stewkley itself is steeped in history, dating back as far as the fifteenth century, and retaining that unmistakable sense of English heritage. While you're bound to enjoy the serenity of the village, you'll be pleased to find you're within easy reach of town and city links twelve minutes in the car takes you to Leighton Buzzard, with everything you need from supermarkets to sports clubs. Trains from here will get you to London Euston in a little over half an hour, for a door to door commute many Londoners would envy.

## Local Authority

Buckinghamshire Council

## Council Tax

Band D

## Services

All main services available





- Desirable Village Location
- Offering Open Plan Living
- Garage And Driveway Parking
- Recently Rebuilt
- Extended Semi Detached House
- Separate Living Room
- Utility Room & WC
- Walk In Wardrobe
- Good Size Private Garden
- Viewings Are Highly Recommended

#### Kitchen/Dining/Living Area

The modern kitchen provides a range of base and wall mounted units and shelving with contrasting work tops with inset sink and mixer tap, integrated dishwasher, fridge/freezer and wine fridge, Range oven, hob and extractor. wooden flooring, spotlights fitted to ceiling. A fully tiled wall, wall mounted radiator and window to the front aspect. The Dining Area features wooden flooring, spotlights to the ceiling, a window to the front aspect, a wall mounted radiator, a door leading out to the front, a further door leading to stairs rising to the first floor landing, working log burner. open plan to the living area and kitchen. There is space for a good size dining set and other desired furniture. The Living Area has been a fantastic space for the current owners acting as a multi functional room currently used as a creative and homework area for the children. The room features a sky light window, by folding doors leading out to the garden and a further door leading into the utility room, spot lighting to the ceiling, a wall mounted radiator and wooden flooring. There is space for a sofa set and other desired furniture.

#### Living Room

The Living room features double aspect windows to the front and side aspect and consists of wooden flooring, a wall mounted radiator, light pendant to the ceiling and fitted blinds. There is space for a large sofa set and other living room furniture.

#### Utility Room

This great size utility room offers a large amount of bespoke fitted base and wall fitted units, wooden worktop, inset butcher style sink and mixer tap, space for a washing machine and dryer, spot lights to the ceiling, window overlooking the rear garden, doors to the w/c, rear garden and a further door leading out to the driveway.

#### Downstairs Wc

The downstairs wc comprises of a low level wc, hand wash basin, tiling to splash sensitive areas, tiled flooring, a wall mounted radiator and a frosted window to the side aspect.



Stewkley is a sought after village offering great commutable links by car and train and has a great selection of amenities. Closest schools being St Michaels Primary School & Cottesloe Secondary School.



### Shower Room

The Shower room is on the ground floor and comprises a low level wc, hand wash basin, heated towel rail, tiled to splash sensitive areas, tiled flooring, spot lighting to the ceiling, an enclosed double shower cubicle and a frosted window to the side aspect.

### First Floor

Carpeted Stairs rising to the first floor landing with doors to all three bedrooms and family bathroom, office area and walk in wardrobe.

### Bedroom And Ensuite

A stylish bedroom comprises of a panelled feature walls, carpet laid to the floor, window to the front aspect, a wall mounted radiator and space for a king size bed and other bedroom furniture. The ensuite comprises a low level wc, hand wash basin, stunning free standing bath with mixer tap, tiling to splash sensitive areas, tiled flooring and a frosted window to the rear aspect.

### Bedroom

This Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

### Walk In Wardrobe

The walk in wardrobe consists of a window to the rear aspect, a range of hanging rails and storage, carpet laid to the floor and lighting to the ceiling.

### Office Area

This area is a great addition to the home a perfect pin interest idea. The office space is set in the large open hallway leading to one of the three bedrooms and features a window to the rear aspect, a fitted desk and overhead shelving, carpet laid to the floor, spot light to the ceiling, carpet laid to the floor and a door to one of three of the bedrooms and a further door leading into the walk in wardrobe. Space for a range of office furniture.

### Bedroom

The bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

### Rear Garden

Fully enclosed private rear garden with a good size paved patio area with a wall surround and steps leading to an area laid to lawn, built in planters, trees and a further patio area to the rear of the garden featuring a wooden pergola providing a shaded area for those sunny days. Gated access to the front driveway and garage.

### Garage And Driveway

Garage with up-and-over door and consists of power and lighting. Driveway Parking to the front for two Vehicles.

### Buyers Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

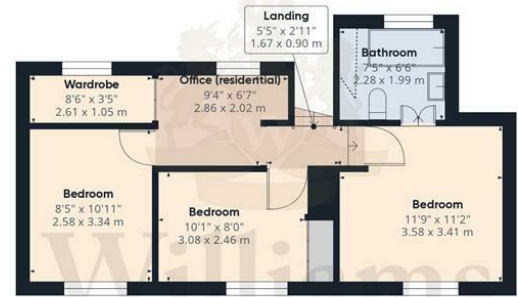
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		76	56
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
 1399.75 ft<sup>2</sup>  
 130.04 m<sup>2</sup>

**Reduced headroom**  
 10.98 ft<sup>2</sup>  
 1.02 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Williams Properties  
 8-10 Temple Street  
 Aylesbury  
 Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties  
 Web: www.williams.properties  
 Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.