



Goose Acre, Cheddington Leighton Buzzard LU7 0SR



Located in the sought-after village of Cheddington, Buckinghamshire, this beautifully presented detached house is offered for sale and epitomises modern family living. Boasting four spacious bedrooms, including a stylish principal with en-suite, and a further contemporary family bathroom, this home provides exceptional comfort for all the family.

Step inside to discover a bright and inviting interior in excellent, move-in-ready condition. The property features a modern kitchen, perfect for keen cooks and family gatherings, complemented by two generous reception rooms plus a separate study area - ideal for those who work from home. Double glazing and efficient gas central heating ensure year-round warmth and energy efficiency.

Outside, the house benefits from a private garden - a superb space for children to play or for hosting summer barbecues. Ample parking is provided by a driveway and a garage, adding to the property's convenience.

Location

The location is second to none, lying within the highly-regarded grammar school catchment area, and just a short stroll to the village primary school, making it the perfect choice for growing families. Enjoy relaxing weekends in the local park, pop into the village shop for daily essentials, or sample one of the acclaimed gastro pubs nearby. Cheddington also offers superb connectivity, with a mainline train station providing direct links for commuters. The beautiful Buckinghamshire countryside surrounds the village, promising peaceful walks and an idyllic setting to call home.

This is a rare opportunity to acquire a spacious, immaculate detached house in a thriving village. Arrange a viewing today to fully appreciate what this outstanding home has to offer.

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

Goose Acre, Cheddington Leighton Buzzard

- Extended detached family home
- Close to amenities including shop, pubs, school and train station
- Four bedrooms, two bathrooms
- Two reception rooms
- Gas heating and double glazing

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£600,000

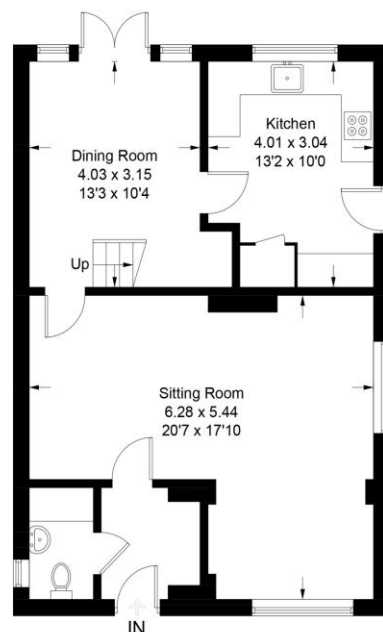
A superb, detached family home with gardens and garage. Ideally located close to amenities.

Goose Acre

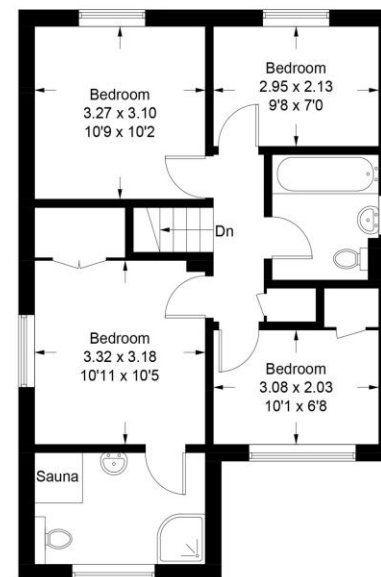
Approximate Gross Internal Area = 117.9 sq m / 1269 sq ft

Garage = 13.8 sq m / 148 sq ft

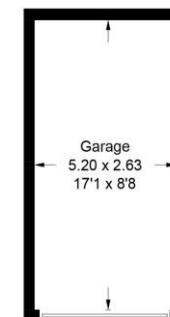
Total = 131.7 sq m / 1417 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1329370)

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Property Reference:
TRG109102 - 0002

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