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9 Chappell Way, Stewkley, Leighton Buzzard, LU7 0GT

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Offers In Excess Of £500,000

- STUNNING THREE BEDROOM DETACHED HOME BUILT IN 2022
- TRIPLE-ASPECT LOUNGE WITH FRENCH DOORS TO THE REAR GARDEN
- SEPARATE UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- PRINCIPAL BEDROOM WITH MODERN EN-SUITE SHOWER ROOM
- DRIVEWAY PARKING AND GARAGE
- OCCUPYING A GENEROUS CORNER PLOT WITH ENHANCED PRIVACY
- DUAL-ASPECT KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- THREE GENEROUS DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN WITH PATIO AREA AND SIDE ACCESS
- INTERACTIVE VIRTUAL TOUR

Occupying a generous corner plot and built in 2022, this stunning three bedroom detached home offers beautifully presented, modern accommodation with an abundance of natural light throughout.

The property is introduced via a spacious entrance hall, setting the tone for the well-designed interior. To the left, the impressive triple-aspect lounge provides a bright and airy living space, with French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The kitchen/dining room is equally impressive, enjoying a dual aspect that floods the space with natural light. Fitted with a comprehensive range of floor and wall mounted units, complemented by stylish worktops and integrated appliances, this room offers both practicality and contemporary style. There is ample space for a dining table, making it the perfect setting for family life and entertaining, while a separate utility room adds further convenience. A ground floor cloakroom completes the layout.

Upstairs, the first floor continues to impress with three generous double bedrooms. The principal bedroom benefits from a modern en-suite shower room, while a well-appointed family bathroom serves the remaining accommodation.

Externally, the enclosed rear garden is predominantly laid to lawn and features a patio seating area, ideal for outdoor dining and relaxation. The corner plot position provides a larger than average garden, enhancing both space and privacy. Side gated access leads to the driveway and garage, offering excellent practicality.

A fantastic opportunity to acquire a modern, well-positioned family home—early viewing is highly recommended to fully appreciate all that is on offer. Stewkley is a charming and highly sought-after Buckinghamshire village, renowned for its strong sense of community and attractive rural setting. Surrounded by open countryside, the village offers a peaceful lifestyle while still providing excellent local amenities.

At the heart of Stewkley is a traditional village centre, featuring a selection of local shops, a village hall, a church, and popular pubs. The village also benefits from a well-regarded combined school, making it particularly appealing for families.

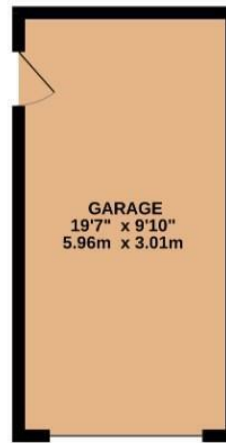
The surrounding countryside provides a wealth of scenic walks and outdoor activities, ideal for those who enjoy a more relaxed, rural way of life. Despite its tranquil setting, Stewkley remains well connected, with nearby towns such as Leighton Buzzard and Aylesbury offering a wider range of shopping, dining, and leisure facilities. Mainline rail services from Leighton Buzzard provide direct access into London Euston, making the village a popular choice for commuters.

Combining countryside charm with everyday convenience, Stewkley offers an idyllic village lifestyle in a well-connected location.

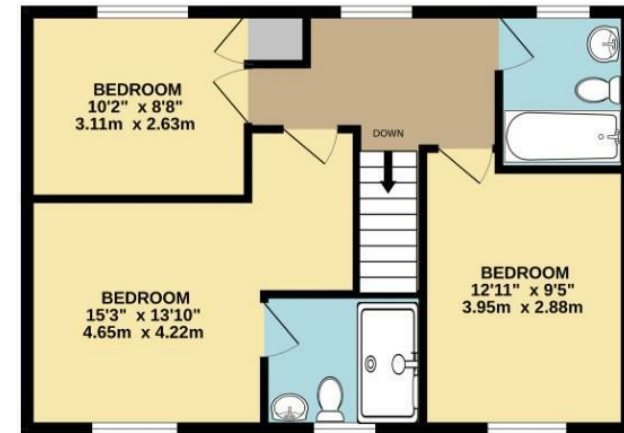
Agent Notes

Annual service charge £361

GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	













