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123 Station Road, Stanbridge, Leighton Buzzard, LU7 9JG

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Offers In Excess Of £300,000

- CHARMING THREE-BEDROOM COTTAGE IN STANBRIDGE
- SPACIOUS LOUNGE/DINING ROOM WITH MULTI-FUEL BURNER
- TWO FIRST FLOOR BEDROOMS PLUS LARGE MAIN BEDROOM
- GENEROUS REAR GARDEN MAINLY LAID TO LAWN
- QUIET NO-THROUGH ROAD WITH COUNTRYSIDE WALKS NEARBY
- CHAIN FREE
- BRIGHT KITCHEN WITH SKYLIGHT AND REAR WINDOW
- MODERN THREE-PIECE FAMILY BATHROOM
- LARGE SHED SUITABLE AS A HOME OFFICE WITH POWER AND LIGHT + TWO EXTRA SHEDS
- CLOSE TO LEIGHTON BUZZARD AMENITIES AND MAINLINE STATION

Nestled within the sought-after village of Stanbridge, just outside Leighton Buzzard, this delightful three-bedroom cottage is offered to the market with no onward chain. Full of character and charm, the property blends cosy living with practical features, making it an ideal home for couples, families, or those looking to enjoy village life.

The property is entered via a welcoming storm porch with exterior 7 watt electric car charger. The porch opens into a spacious lounge/dining room. A feature multi-fuel burner creates a warm and inviting focal point, while a staircase leads to the upper floors. The kitchen is fitted with a range of floor and wall-mounted units, with space for a washing machine and dishwasher. Natural light floods the room through a rear window and skylight, adding to the bright and airy feel.

On the first floor, the landing gives access to two well-proportioned bedrooms and a modern three-piece bathroom. A further staircase rises to the main bedroom, offering privacy and charm at the top of the house.

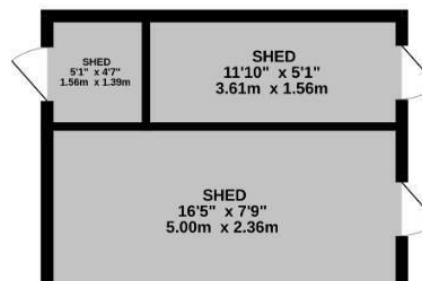
Externally, the property boasts a wall-retained front garden and a large rear garden, mainly laid to lawn. The outside space includes a large shed with power and light suitable for use as a home office, or workshop, plus two additional storage sheds, ideal for gardening or hobbies.

Set on a peaceful no-through road, the cottage enjoys the tranquillity of its countryside setting. Picturesque pathways lead to the River Ouzel and scenic walks along the former railway line—perfect for nature lovers and dog walkers alike.

Stanbridge itself is a thriving village with a strong sense of community. Local amenities include a well-regarded Lower School, the popular Five Bells public house, and a Community Hall shared with nearby Tilsworth. The bustling market town of Leighton Buzzard is only a short drive away, offering a wide range of facilities, shops, and a mainline train station with direct services to London Euston.



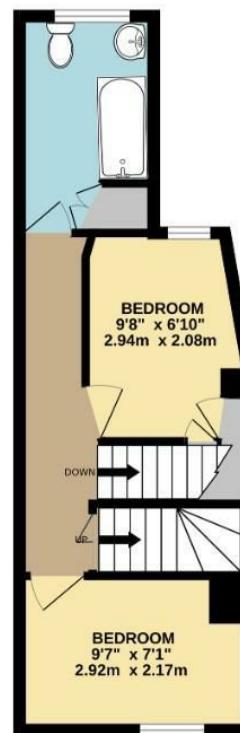
GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



SHED
5'1" x 4'7"
1.56m x 1.39m

SHED
16'5" x 7'9"
5.00m x 2.36m

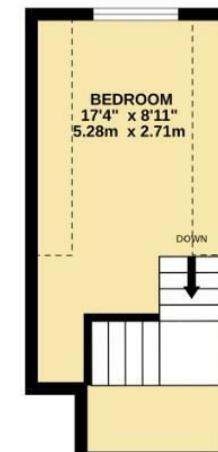
1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



BEDROOM
9'8" x 6'10"
2.94m x 2.08m

BEDROOM
9'7" x 7'1"
2.92m x 2.17m

2ND FLOOR
180 sq.ft. (16.7 sq.m.) approx.



DOWN

TOTAL FLOOR AREA: 1030 sq.ft. (95.7 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		
(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		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



