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52 The Old School House High Street, Cheddington, Leighton Buzzard, LU7 0RQ

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Guide Price £700,000

- CHARMING FOUR BEDROOM LADY ROTHSCHILD PERIOD COTTAGE
- BEAUTIFULLY PRESENTED THROUGHOUT WITH A WEALTH OF CHARACTER FEATURES
- MAIN BEDROOM SUITE WITH WALK-THROUGH WARDROBE AND SHOWER ROOM
- LARGE DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES AND DOUBLE GARAGE
- EXCELLENT BLEND OF PERIOD CHARM AND MODERN LIVING
- LOCATED IN THE PICTURESQUE AND HIGHLY SOUGHT-AFTER VILLAGE OF CHEDDINGTON
- SPACIOUS LOUNGE WITH FEATURE LOG BURNER AND FRENCH DOORS TO THE GARDEN
- FLEXIBLE ACCOMMODATION INCLUDING HOME OFFICE OPTIONS
- ATTRACTIVE ENCLOSED REAR GARDEN WITH DECKED SEATING AREA AND MATURE BORDERS
- INTERACTIVE VIRTUAL TOUR

This charming and beautifully presented four-bedroom period cottage is ideally located within the picturesque village of Cheddington. Believed to date back to circa 1890 and forming part of the sought-after Lady Rothschild estate, the property seamlessly blends period character with modern living, retaining a wealth of charm and personality throughout.

The accommodation is both generous and versatile. The heart of the home is the well-appointed kitchen/breakfast room, fitted with an extensive range of wall and floor mounted units with elegant stone worktops over, offering excellent storage and preparation space. A separate dining room, currently used as a home office, provides flexible living accommodation to suit modern lifestyles.

The main lounge is a wonderfully spacious and light-filled room, featuring a charming log burner as a focal point and French doors opening directly onto the garden, creating an ideal space for both relaxing and entertaining. The ground floor also benefits from a modern shower room and a fourth bedroom, which could equally be used as an additional home office or snug.

To the first floor are three generously sized bedrooms, including the impressive main suite, which is accessed via a separate staircase and offers a real sense of privacy. The main bedroom further benefits from a walk through dressing area with wardrobes and its own shower room. The remaining bedrooms are well proportioned and full of character.

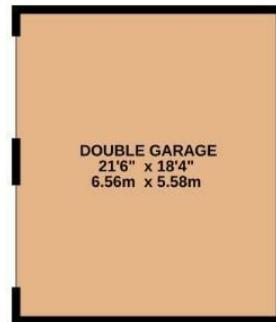
Externally, the property is approached via a large driveway providing parking for multiple vehicles and access to a double garage. To the rear is an attractive south-west facing rear garden with surround decking area and mature shrubs, perfect for outdoor dining and entertaining.

This is a rare opportunity to acquire a truly special period home in one of Buckinghamshire's most desirable villages, offering charm, space and modern convenience in equal measure.

FLOOR 1
985 sq.ft. (91.5 sq.m.) approx.



FLOOR 2
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA: 1809 sq.ft. (168.1 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		



