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2 The Green Cheddington Road, Pitstone, Leighton Buzzard,
LU7 9QS

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Guide Price £470,000

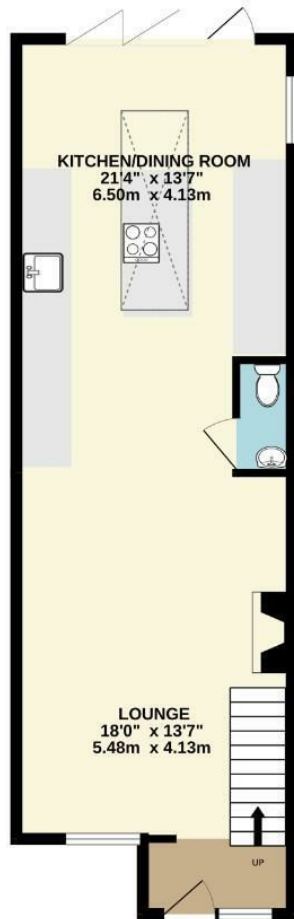
Situated within the picturesque Buckinghamshire village of Pitstone, this stunning and thoughtfully extended home has been beautifully renovated by the current owners to create a truly exceptional living space. The property has been significantly enhanced by a newly built 20 sqm rear extension with direct access to the garden, fully operational solar panels improving energy efficiency, and full acoustic isolation of the party wall for enhanced privacy. A fully flexible electrical layout has also been installed, allowing for additional lighting and bespoke fixtures, including integrated joinery

From the moment you step inside, the quality and attention to detail are immediately apparent. The property opens into a stylish open-plan living area, designed for modern living, featuring engineered wood flooring and underfloor heating throughout the ground floor. A welcoming lounge is complemented by a striking solid wooden staircase rising to the first floor, while a newly installed log burner with a bespoke marble feature half-wall adds both warmth and character.

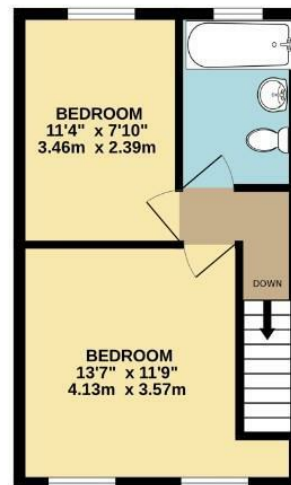
The true centrepiece of the home is the spectacular extended kitchen/dining room, designed with both elegance and functionality in mind. This high-end porcelain kitchen, finished in Taj Mahal, is fitted with a comprehensive range of floor and wall-mounted units, complemented by luxurious marble worktops and a matching central island. Premium integrated appliances include a Bora hob with an integrated extraction system, a wine cooler, and a Quooker tap providing instant boiling and filtered water. A cleverly concealed coffee station and an integrated breakfast bar within bespoke tall unit joinery add further refinement. A large skylight and bi-folding doors flood the space with natural light and open directly onto the rear garden, creating an ideal environment for both everyday living and entertaining.

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GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.

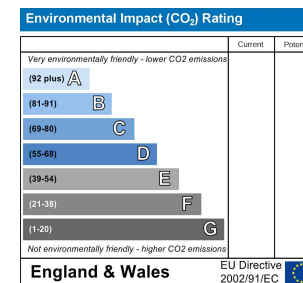
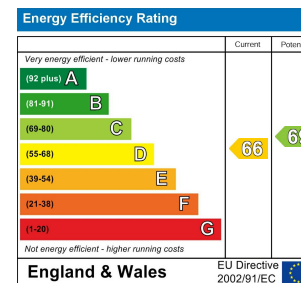


1ST FLOOR
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA - 866 sq.ft. (80.4 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, omissions 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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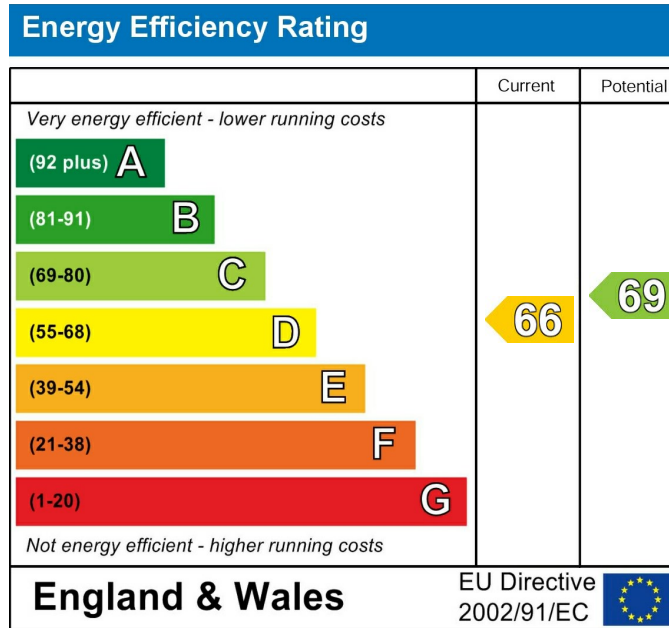


A newly installed downstairs WC completes the ground floor accommodation.

Upstairs, the first floor offers two generous double bedrooms, both beautifully presented, along with a contemporary family bathroom featuring a marble sink and full marble bath panelling, maintaining the high-quality finish throughout. Radiators are installed across the first floor for comfort and efficiency.

Externally, the property enjoys an enclosed rear garden with useful storage provided by two sheds and access to rear parking and garage. To the front, a substantial and mature garden, predominantly laid to lawn, offers a truly unique setting, enhanced by a charming stream running through it. A newly installed railing adds further definition and appeal, while off-road parking is also available.

A remarkable home that effortlessly combines contemporary design, comfort, energy efficiency, and thoughtful detail—early viewing is essential to fully appreciate the quality and lifestyle on offer.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









