



Plantation Road, Leighton Buzzard

£950,000





Plantation Road, Leighton Buzzard

£950,000

- **Executive Five Bedroom Detached Home**
- **Large Driveway Parking For Number Of Vehicles**
- **Four Reception Rooms**
- **Two En-Suite Shower Rooms**
- **Close To Rushmere Park & Golf Course**
- **Located in Highly Sought After Plantation Road**
- **Spacious Rear Garden With Established Trees**
- **Five Spacious Double Bedrooms**
- **Short Walk To Town Centre**
- **Single Integral Garage To Side**

M&M Properties are proud to offer for sale an exceptional five-bedroom detached residence, enviably positioned on the highly regarded Plantation Road in Leighton Buzzard. This substantial family home represents a rare opportunity to acquire a distinguished property in one of the town's most desirable residential settings.

Generously proportioned throughout, the home offers an impressive sense of space and versatility, making it ideally suited to modern family living. The accommodation provides an excellent balance of formal and informal living areas, complemented by five well-proportioned bedrooms and a layout that lends itself equally well to entertaining, working from home and everyday life.

Having remained in the same ownership for almost three decades, the property now offers its next owner the opportunity to create a truly special long-term home. Its established position, substantial footprint and sought-after Plantation Road address combine to make this a particularly compelling proposition within the Leighton Buzzard market.



Plantation Road is one of Leighton Buzzard's most prestigious roads and offers its own woodland (Knolls Wood), Leighton Buzzard Golf Course and at the northern end of Plantation Road sits Rushmere Country Park with further woodland, Tree Tops Cafe and walks. The property itself is fully detached and set back from the road accessed via a substantial driveway with mature trees offering a sense of privacy.

Within walking distance is Leighton Buzzard town centre, a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips.

Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas. The town has excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.

The home in its entirety provides substantial accommodation that offers versatility to be used in a number of different ways. The property is accessed via a front door leading into the entrance hall with access to downstairs rooms and stairwell leading to the first floor. The entrance hall also provides a cupboard housing the boiler.





To the ground floor is a spacious and bright living room partially separated from a well proportioned dining room both with sliding doors leading to a garden patio. Accessed via the living room is a separate reception room that lends itself for use as a home office, study or snug room. A superb sized kitchen with central island provides an ideal space for hosting family and friends whilst also providing access to a utility room and second reception room being used currently as a play room.

The first floor continues to offer generous accommodation offering a large landing with two storage cupboards, five double bedrooms each allowing an abundance of light into the rooms with four of these rooms offering dual aspect windows. The master and second bedrooms both benefit from en-suite shower rooms providing complete convenience and practicality. A smaller room offers use as a sixth bedroom, dressing room, study or hobby room. The family bathroom with bath, shower over, toilet and basin serves all other bedrooms.

The rear garden wraps around the home with access to the left and the right of the property and provides a substantial space to enjoy amongst the tall, established trees and flower borders that bring an abundance of wildlife and nature to the home. There are three patio areas that provide space for seating or other uses and double gates to the side of the house allow vehicular access should it be required. The substantial size of the garden means any further extension of the home (STPP) would still allow an substantial and enjoyable garden space.

To the front is a substantial driveway with parking for multiple vehicles surrounded by established trees and mature borders providing a secluded and private feel to the home. An integral single garage is accessed to the left hand side of the property with up and over door and pedestrian door into the utility room.





Floor Plans



Total area: approx. 238.4 sq. metres (2566.2 sq. feet)

This floorplan is for illustrative purposes only. Room sizes and layout are approximate and should not be relied upon as exact. Buyers should verify measurements and details independently before making any decisions. Plan produced using PlanUp.

Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.