



**Elsage Court Church Lane, Cheddington Leighton Buzzard LU7
0RU**



This unique barn conversion is available for the first time in 24 years and offers a superb blend of versatile character accommodation, with near half acre gardens, superb views over adjoining countryside and various outbuildings. Plans were previously passed for a substantial extension (approval has elapsed) and the drawings are available for those seeking more space.

Elsage Court is a highly desirable development of converted farm buildings in a mews style setting, surrounded by glorious countryside. A perfect location for families and commuters with amenities within walking distance including: Cheddington Train station serving London Euston, the village shop, primary school, two pubs, tennis courts and village hall. The property falls within the highly esteemed Aylesbury Grammar Schools catchment area and is 4 miles or so from the market towns of Tring and Leighton Buzzard.

Location

The property itself is set within approximately 0.4 acres of gardens. A five bar timber gate gives way to private off road parking for six cars with an Oak framed double car port (currently enclosed for storage purposes) providing potential parking for two further vehicles. There is an adjacent workshop to the side of the car port with a covered area in between providing excellent storage. The workshop is built to a high specification, measuring some 250sqft or so, and is insulated and fitted with numerous double power sockets; perfect for use as a games room, home office or music studio. There is an enclosed pretty front garden with a picket fence and gate, and to the rear is a stunning secluded garden which backs on to fields. The garden is mainly lawn with a beautiful Weeping Willow tree, patio, potting shed and green house.

Inside, the versatile accommodation is mainly arranged over the ground floor with the principal bedroom suite upstairs. The accommodation briefly comprises: entrance hall, kitchen/breakfast room fitted with solid wood cabinets and large range cooker, living room with a high vaulted ceiling and beams, log burner, and patio doors to the garden. There is a study area and a separate dining room. Also on the ground floor are two double bedrooms and a bathroom. Upstairs there is a landing area that is currently used as a study and the principal bedroom with lovely views, built in wardrobe and ensuite shower.





welcome to
Elsage Court Church Lane,
Cheddington Leighton Buzzard

- Character barn conversion with superb countryside views
- Potential to extend (stp - plans available)
- Oak framed double carport plus 250sqft insulated workshop
- Gated driveway
- 0.4 acre gardens

Tenure: Freehold EPC Rating: E
 Council Tax Band: E

offers in excess of
£750,000

A rare opportunity to purchase this superb barn conversion, set on gardens approaching 0.4 acres with stunning countryside views, gated driveway for six cars plus an Oak framed carport and other outbuildings. Potential to extend (stp)

Church Lane

Approximate Gross Internal Area = 127.1 sq m / 1368 sq ft
 (Excluding Reduced Headroom / Void)
 Workshop = 53.3 sq m / 574 sq ft
 Reduced Headroom = 6.9 sq m / 74 sq ft
 Total = 187.3 sq m / 2016 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1311781)

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Property Reference:
 TRG108944 - 0003

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