



Dunton Road | Stewkley | Leighton Buzzard | LU7 0HY

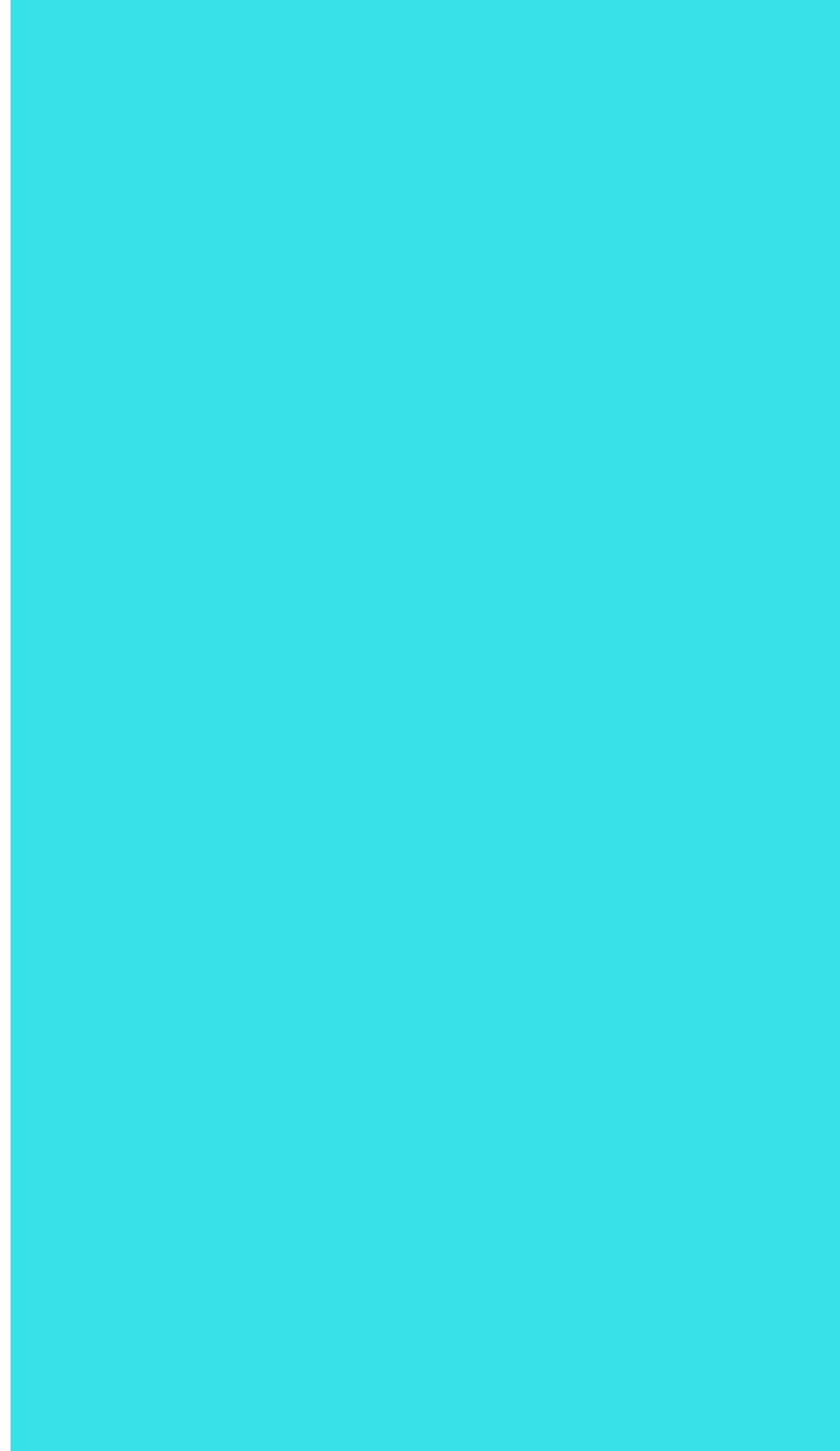
Guide Price £1,500,000

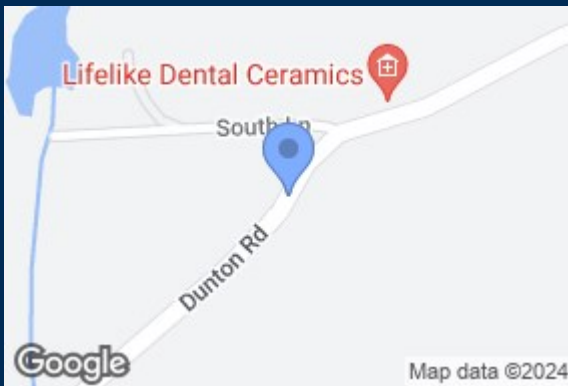
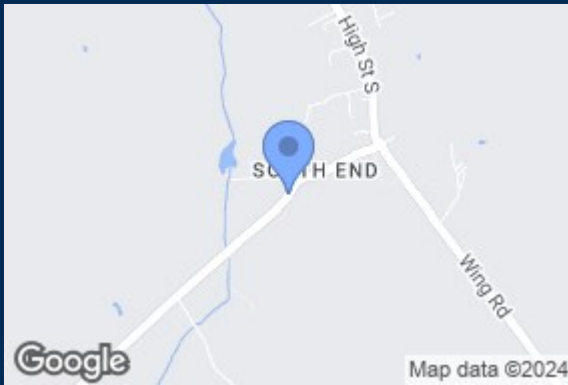
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Guide Price £1,500,000-£1,600,000. Fine Homes Property are proud to present this fantastic opportunity to purchase South End Barn, a significant and impeccably restored barn conversion, sat behind grand electric gates in the heart of the Buckinghamshire countryside yet conveniently located for connecting with London and Milton Keynes. The accommodation is vast including four very large reception rooms, stunning kitchen breakfast room, four double bedrooms and much more. There is an array of outbuildings including the garden/party barn, connected stables, a detached stable block as well as a detached garage. South End Barn enjoys a large garden with duck pond as well as a five acre paddock with equestrian facilities.

- A stunning example of a restored barn conversion in the heart of the Buckinghamshire countryside.
- Flexible living accommodation with four large reception rooms.
- Potential to further develop to create extra living space or an annexe if desired.
- Five acre paddock with stable block perfect for equestrian requirements with nearby hacking.
- Traditional style high specification kitchen and bathrooms.
- Four double bedrooms and three bathrooms.
- Electric gated driveway with vast amounts of driveway parking as well as a double garage.
- Stunning mature gardens with a duck pond.







South End Barn

Approximate Gross Internal Area
 Ground Floor = 169.2 sq m / 1,821 sq ft
 First Floor = 51.7 sq m / 556 sq ft
 Outbuildings = 124.9 sq m / 1,344 sq ft
 Total = 345.8 sq m / 3,721 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door locations 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>192-238 kWh/m² A</p> <p>151-191 kWh/m² B</p> <p>109-150 kWh/m² C</p> <p>68-108 kWh/m² D</p> <p>29-67 kWh/m² E</p> <p>11-28 kWh/m² F</p> <p>1-10 kWh/m² G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>102-160 g/kWh A</p> <p>81-101 g/kWh B</p> <p>69-80 g/kWh C</p> <p>55-68 g/kWh D</p> <p>39-54 g/kWh E</p> <p>21-38 g/kWh F</p> <p>1-20 g/kWh G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Duck End
 Great Brickhill
 Buckinghamshire
 MK17 9AP
 01525 261100
enquiries@finehomesproperty.co.uk