



Wing Road | Cublington | Leighton Buzzard | LU7 0FQ

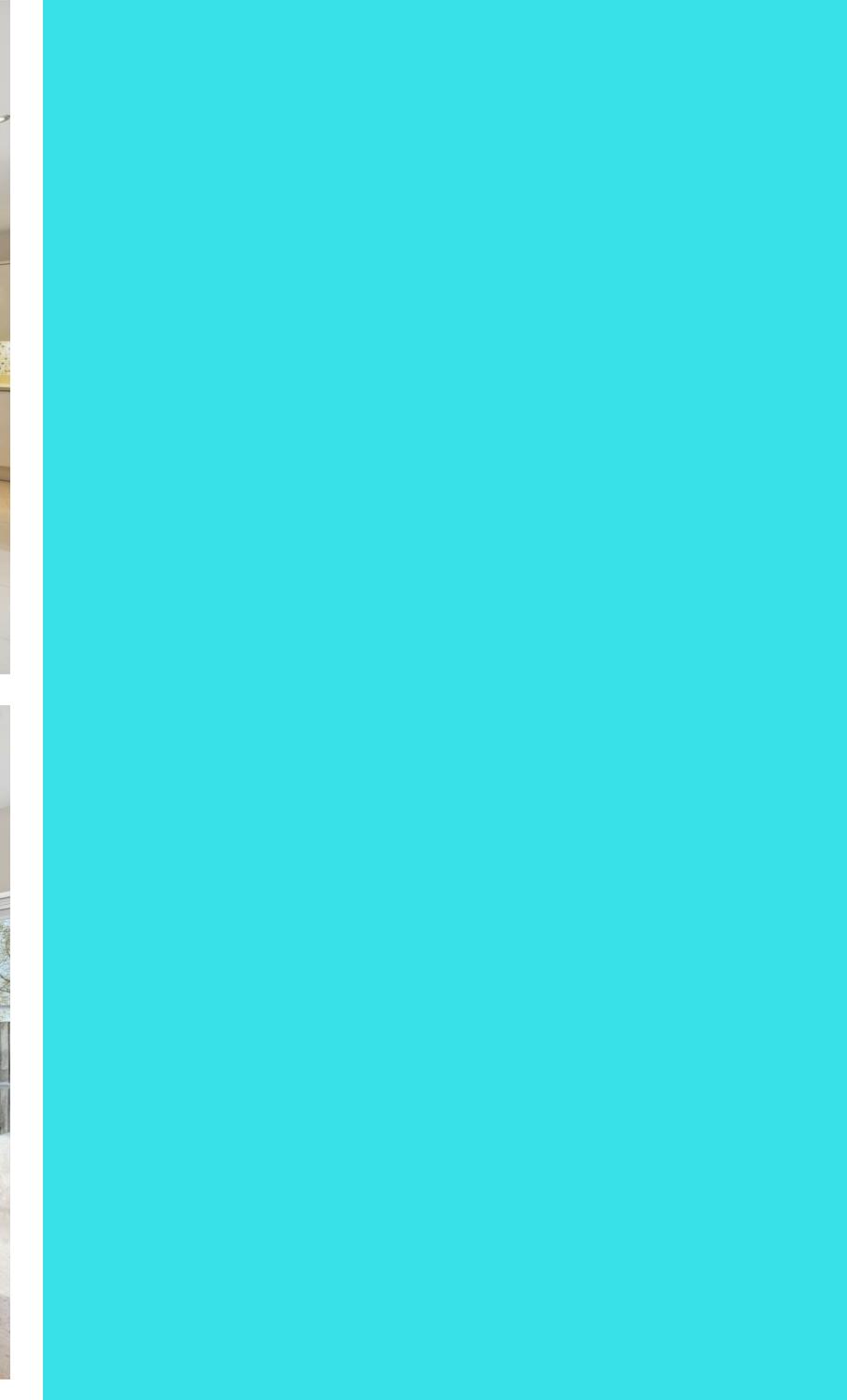
Offers In Excess Of  
£700,000

# Wing Road | Cublington Leighton Buzzard | LU7 0FQ Offers In Excess Of £700,000

Situated on an established peaceful private development shared by just six homes, this stunning four-bedroom barn conversion blends countryside charm with contemporary living. Built in 2010, it offers over 2,000 sq. ft of beautifully finished space, full of character with exposed beams, oak doors, and countryside views from almost every window. Thoughtfully designed with energy-efficient features and stylish interiors, the home also has a spacious kitchen-family room, three bathrooms, a useful garden room/office, and generous garden—ideal for modern living in a tranquil, semi-rural setting walking distance of the village pub. With four very large double bedrooms, including two en-suites and a luxurious walk-in dressing room. Outside, the landscaped walled garden provides several area to relax or host. This is a rare opportunity to own a truly special home with space, privacy, and modern comforts in an idyllic setting. Complete upper chain.

- Beautiful 4-bedroom barn conversion set within an exclusive private development in a sought after Buckinghamshire village.
- Stunning open-plan kitchen/dining/family room.
- Principal bedroom with walk-in wardrobe and luxury en-suite.
- Exposed beams, oak doors, and countryside views throughout.
- 2085 sq. ft of stylish, well-planned living space with modern open plan living.
- Dual-aspect lounge with garden views.
- Three bathrooms, all fully tiled and finished to a high standard.
- Landscaped walled garden with separate entertaining areas and garden room with underfloor heating.







Approximate Gross Internal Area  
 Ground Floor = 75.3 sq m / 810 sq ft  
 First Floor = 101.9 sq m / 1,097 sq ft  
 Outbuildings = 16.5 sq m / 178 sq ft  
 Total = 193.7 sq m / 2,085 sq ft



### First Floor

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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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                                    |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC | 78        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (81 plus) A   |  |                         |           |
| (61-81) B   |  |                         |           |
| (50-60) C   |  |                         |           |
| (35-54) D   |  |                         |           |
| (21-34) E   |  |                         |           |
| (1-20) F  |  |                         |           |
| (1-20) G  |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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