



212 Heath Road | | Leighton Buzzard | LU7 3AU

Asking Price £1,450,000

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We are delighted to present The White House, one of Leighton Buzzards most iconic residencies. Set behind wrought iron gates on the sought-after Heath Road, this impressive Victorian detached family home offers over 5,000 sq ft of beautifully presented accommodation, including a self-contained annexe. Highlights include a grand entrance hall, stylish kitchen with bifold doors to a landscaped garden, and an orangery. With four spacious bedroom suites, five reception rooms, luxurious bathrooms, and gated parking with a double garage and carport, this exceptional family home perfectly mixes period charm with modern family living. Offered for sale with the benefit of no upper chain. Close to well regarded local schools for all ages and excellent connections to London (Euston 30 minutes by train) and the north.

- Over 5,000 sq ft of beautifully presented living space.
- Four spacious double bedrooms, two with ensuites.
- Bright orangery and five additional reception rooms.
- Self-contained one bedroom annexe with its own entrance.
- Sought after Heath Road location near 'Outstanding' schools & rail links to London.
- Impressive gated frontage with double garage, carport & ample parking.
- High specification kitchen with island & bifold doors opening to the garden.
- Expansive family friendly private garden.
- Luxury family bathroom with freestanding bath & walk-in shower.
- No upper chain.

#### Welcome to The White House.

Set behind double wrought iron gates and flanked by handsome stone walls, this grand family home makes a commanding first impression. Positioned on the prestigious Heath Road, the property boasts a substantial private driveway offering extensive off-road parking, ideal for multiple vehicles. The approach is both elegant and practical, with a detached double garage and additional car port enhancing its appeal for modern living. Mature trees and hedging provide a natural screen of privacy, while the classically styled exterior, complete with twin bay windows and a charming Juliet balcony, is a sign of the timeless character and prestige of this home.

#### Entrance Hall

This bright and beautifully appointed entrance hall offers an elegant welcome, featuring warm wooden flooring, soft neutral tones, and classic period detailing. The space effortlessly combines character with practicality and provides direct access to the sitting room, living room, study and kitchen—offering a seamless flow throughout the ground floor. A graceful staircase leads to the upper level, while natural light enhances the sense of space and calm.





### Sitting Room

18'2" x 11'6" (5.56 x 3.51)

The sitting room is a beautifully appointed space accessed directly from the left of the entrance hall. It features large bay windows to the front, which flood the room with natural light and provide a pleasant outlook. The walls are finished with elegant paneling in a deep grey tone, complemented by a classic ceiling rose and a brass chandelier that enhance the period character of the room. A neutral carpet adds comfort underfoot, while a grand fireplace provides a charming focal point. Tastefully decorated with mid-century furniture and subtle modern accents, this room blends traditional elegance with contemporary style.

### Living Room

30'3" x 23'7" (9.23 x 7.21)

The living room is a spacious and inviting area accessed from the right of the entrance hall. This beautifully styled room benefits from patio doors that open directly onto the garden, creating a seamless indoor-outdoor flow. A large bay window with plantation shutters enhances the natural light, while soft neutral tones and plush carpet add a sense of warmth and comfort. The focal point of the room is a charming feature fireplace, flanked by a wall-mounted television and elegant décor. This space also offers open access to the dining room, making it ideal for both relaxed family living and entertaining.

### Dining Room

16'6" x 11'8" (5.05 x 3.58)

The dining room, accessible from both the entrance hall and the living room, serves as a central and inviting hub of the home. This spacious area features a natural wood dining table and chairs, beautifully complemented by large tiled flooring and soft, neutral décor. A modern chandelier adds a touch of elegance overhead, enhancing the room's contemporary feel. From here, there is seamless access to both the sleek, fully fitted kitchen and the bright orangery beyond, creating a flowing open-plan layout ideal for entertaining and everyday family living.

### Lobby

### Utility Room

The utility room provides a practical space for laundry and additional storage. It also houses the home's hot water tank and boiler, keeping essential systems conveniently contained and out of sight from the main living areas.

### Study

11'11" x 8'11" (3.65 x 2.73)

The study, accessed to the left of the entrance hall, offers a bright and functional workspace with a clean, minimalist design. It features a large window with elegant stained glass detailing, allowing natural light to fill the room. The space includes a desk setup ideal for working from home, with additional seating and ample floor space.

### Downstairs Cloakroom

From the study, there is convenient access to the downstairs cloakroom, enhancing its practicality for daily use. The wooden flooring adds warmth and character, complementing the neutral wall tones and classic white trim throughout.

### Kitchen/Breakfast Room

17'6" x 16'7" (5.34 x 5.06)

The kitchen, accessed directly from the dining room, is a stunning and expansive contemporary space, perfect for both everyday living and entertaining. It features a sleek design with high-gloss cabinetry, integrated appliances, and an impressive central island with breakfast bar seating. Pendant lighting adds a stylish touch above the island, while the large tiled flooring continues the clean, modern aesthetic. At the rear, full-width bifold doors open directly onto the garden, creating a seamless transition between indoor and outdoor living and allowing an abundance of natural light to flood the room.

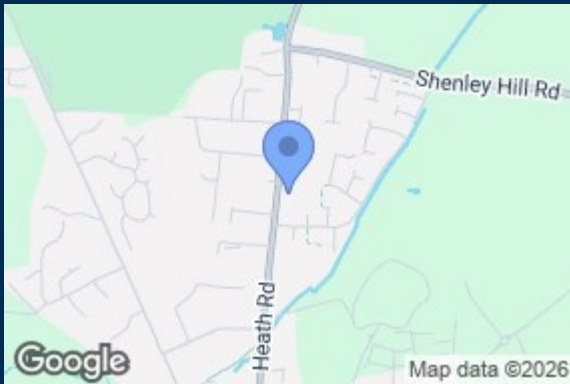
### Orangery

28'5" x 13'7" (8.67 x 4.15)

The orangery, accessed directly from the dining room, is a spacious and versatile living area filled with natural light. Large skylights and multiple windows create a bright and airy atmosphere, while bifold doors at the rear open directly onto the garden, seamlessly blending indoor and outdoor living. The space is beautifully finished with modern tiled flooring and recessed lighting, offering a perfect setting for relaxation, entertaining, or as a family play area. Its open-plan layout enhances the home's sense of flow and connection between the interior and exterior spaces.

### Landing





Approximate Gross Internal Area  
492.2 sq m / 5,298 sq ft



First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions						
(92-100) A	(82 plus) A			(81-91) B			
(81-91) B				(69-80) C			
(69-80) C				(55-68) D			
(55-68) D				(39-54) E			
(39-54) E				(21-38) F			
(21-38) F				(1-20) G			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs							
		70	82				
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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