



Castles

ASHBY VILLAS  
Ivinghoe Aston, Leighton Buzzard



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**Guide Price**  
**£530,000**  
(Freehold)

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Nestled in the heart of the picturesque hamlet of Ivinghoe Aston, Castles Estate Agents offer for sale this beautifully extended three bedroom SEMI DETACHED family home, offering an exceptional lifestyle opportunity in one of Buckinghamshire's most desirable rural locations



Boasting over 1500 sqft of thoughtfully designed living space and offered with NO UPPER CHAIN, this is a rare chance to secure a spacious, stylish property in a truly charming setting.

This delightful home opens into a generous entrance hallway leading to a spectacular 21ft open plan living space. The generous modern fitted kitchen area is stylish and contemporary, seamlessly flowing into a spacious lounge/dining area, ideal for modern family life and entertaining. A SEPARATE utility room, Bedroom/family Room and a downstairs W/C further enhance the flexibility of the ground floor.

Upstairs, you'll find two well-proportioned DOUBLE bedrooms on the first floor, along with a tastefully fitted four piece family bathroom suite. The top floor is dedicated to a light-filled loft hobbies room, complete with its own W/C, making it perfect for guests, teenagers, or a tranquil home office. The large rear garden is ideal for summer gatherings or peaceful relaxation, and further benefits from a versatile garden room which is ideal as a studio, workspace, or playroom.

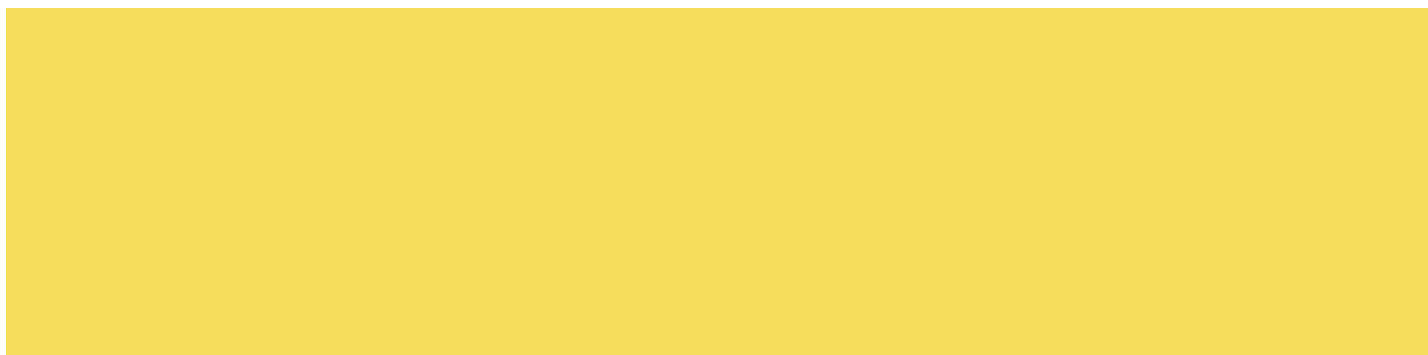
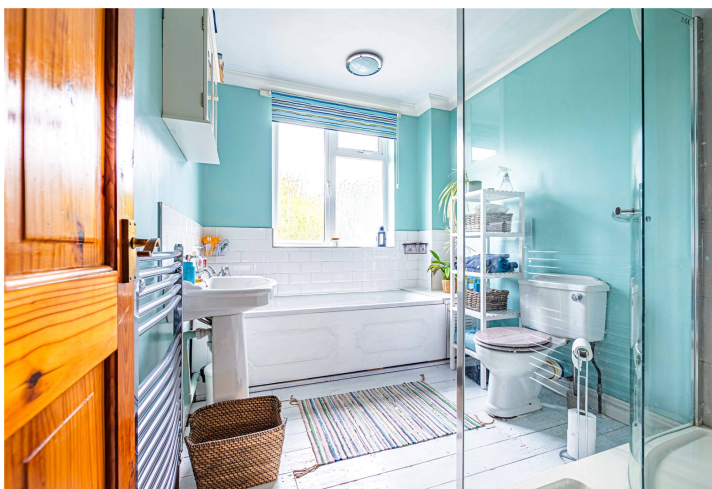
## Specifications

- NO UPPER CHAIN
- SPACIOUS LOUNGE TO FRONT
- SEPARATE UTILITY ROOM & WC
- LARGE KITCHEN AREA
- DRIVEWAY PARKING
- POPULAR VILLAGE
- THREE FLOORS OF ACCOMMODATION
- GENEROUS REAR GARDEN
- SUMMER HOUSE TO REAR OF GARDEN





Outside, the front offers a driveway providing off-road parking, fence to front and gate leading to the rear.





**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

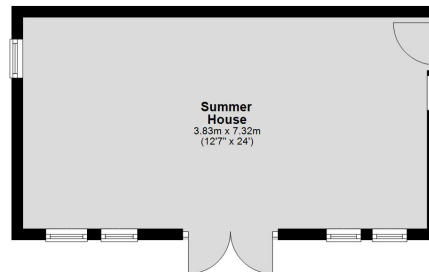
**Tenure: Freehold**

**Council Tax Band: E**

**EPC Rating: E**

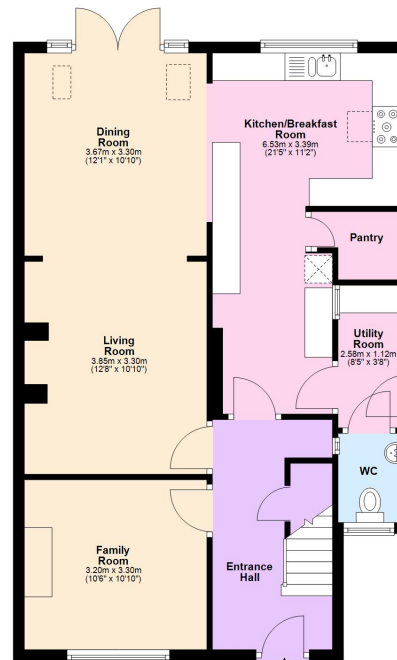
**Outbuilding**

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings, approx. 28.0 sq. metres (301.4 sq. feet)



**Ground Floor**

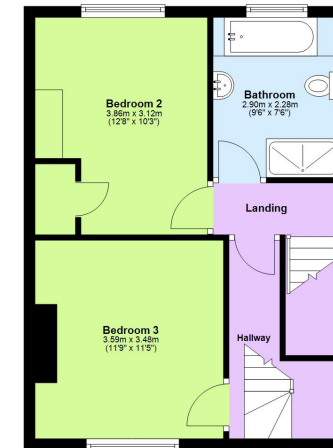
Approx. 69.5 sq. metres (748.0 sq. feet)



Main area: Approx. 147.9 sq. metres (1592.5 sq. feet)  
Plus outbuildings, approx. 28.0 sq. metres (301.4 sq. feet)

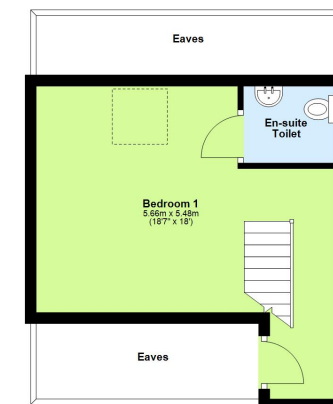
**First Floor**

Approx. 41.6 sq. metres (447.4 sq. feet)



**Second Floor**

Approx. 36.9 sq. metres (397.1 sq. feet)



**Berkhamsted**

01442 865252

**Eaton Bray**

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**Borehamwood**

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**Hertford**

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**Boxmoor**

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