



Church Lane | Soulbury | Leighton Buzzard | LU7 0BU

Offers In The Region Of  
£750,000



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We are delighted to present this beautifully presented extended three bedroom home set on a quiet rarely available private lane adjoining the village church. This home enjoys a large gated driveway, double garage, and landscaped south facing garden with countryside views. Your accommodation includes entrance hall, living room, dining room, kitchen/breakfast room, integral double garage and the cloakroom. Upstairs could easily become four bedrooms if required and is currently setup with three large bedrooms, family bathroom, en-suite and to the principal bedroom you have a stunning snug/morning coffee spot with cathedral style windows looking over open countryside. There is potential to extend/convert the garage if required (STP) your striking distance of the mainline train station for direct links to London Euston as well as being in the sought after Bucks school catchments.

- An extended detached home on a quiet private rarely available lane next to the village church.
- Dual-aspect sitting room with working fireplace and media wall.
- A high spec home with three large double bedrooms. Including an en-suite, wardrobes and beautiful views from master.
- Landscaped south-facing garden with spacious patio and lawn backing onto fields.
- Gated driveway with lots of parking and a double garage.
- Underfloor heating in the dining space.
- Beautiful snug/home office with stunning cathedral style window that have countryside views.
- Countryside views. Potential to extend (subject to permissions).

## Introduction

Positioned on a peaceful and private lane where houses rarely become available, this impressive detached home enjoys a generous and well-maintained frontage. A gated entrance opens to a large driveway providing ample off-road parking for multiple vehicles. The property is fronted by mature hedging and attractive landscaping, offering privacy. A double garage with electric roller doors adds further practicality, while the expansive driveway leads up to a handsome red-brick façade with a pitched roof and gabled porch, perfectly blending traditional style with modern comfort.

## Entrance Hall

Stepping through your front door, there is a porch with built-in storage for coats and shoes, leading into a bright and spacious entrance hall. This welcoming space features a further storage cupboard tucked neatly under the stairs. From the hall, doors open to both the generous sitting room and the formal dining room, offering a practical and flowing layout perfect for everyday living and entertaining.

## Sitting Room

20'2" x 16'11" (6.17 x 5.16)

The spacious sitting room is beautifully presented and filled with natural light, thanks to its dual-aspect windows that offer views to both the front and rear of the property. A stylish built-in media wall provides a sleek and practical focal point as well as ample storage (tall cupboards either side and push open drawers below). The room also features a working fireplace with an elegant surround, adding warmth and character to this inviting space.







### Dining Room

16'9" x 9'11" (5.13 x 3.04)

The dining room is a bright and versatile space, benefiting from dual-aspect lighting that floods the room with natural daylight. Perfect for both everyday family meals and entertaining guests, this room seamlessly connects to the spacious kitchen/diner through double doors, creating a sociable flow between the living areas. With attractive wood flooring and a calm, neutral décor, it's a welcoming and functional hub of the home. The room is currently being enjoyed as another living room proving its versatility, it would also make an excellent play room being next to your kitchen.

### Kitchen/Diner

19'1" x 16'10" (5.82 x 5.14)

The kitchen breakfast room is a bright and sociable space, benefiting from dual-aspect windows that fill the room with natural light. Fitted with underfloor heating and practical tiled flooring, this area combines comfort and functionality. The kitchen is well-equipped with a generous range of cabinetry, built-in appliances, and ample worktop space, while a breakfast bar for everyday seating. The dining area includes a charming built-in window seat with integrated storage under. This room also provides direct access to the utility room, making it as convenient as it is inviting.

### Garage

20'0" x 17'11" (6.11 x 5.48)

The property includes a spacious double garage, complete with electric roller doors for ease of access. It benefits from power and lighting, making it ideal for secure parking, storage, or use as a workshop space. There is potential for conversion here if desired, subject to normal permissions. There is plumbing available to accommodate a utility room if desired.

### Garden

The south-facing garden has been beautifully landscaped to create a stylish and low-maintenance outdoor space, perfect for both relaxation and entertaining. A combination of gravel pathways and a sunken patio area offers a modern and versatile layout. Beyond the landscaped patio area lies a generous lawn with uninterrupted views across open countryside, providing a peaceful rural outlook and plenty of space for the family to enjoy. Behind the property there is a path which runs around the entire home for easy maintenance, there are also several areas perfect for growing if wanting to be green fingered.

### Bedroom One

16'7" x 14'2" (5.06 x 4.33)

The principal bedroom is a spacious and beautifully presented bedroom featuring sleek fitted wardrobes with sliding doors and built-in storage. A charming window seat offers a peaceful spot to relax and enjoy the countryside views, while large windows flood the room with natural light.

### Bedroom One Ensuite

The en suite is sleek and modern, finished in neutral tones with stylish wave-pattern tiling. It features a large corner shower with rainfall and handheld options, a modern double vanity unit with ample storage, and a low-level WC. A window provides natural light while maintaining privacy, and the room is completed with spot lighting and wood flooring that is water resistant.

### Snug

17'1" x 7'11" (5.22 x 2.42)

One of our favorite spots of the home is the snug which is the most tranquil and versatile space. Ideal as a reading nook, snug/cosy room to sit and enjoy the view, home office, or further dressing room, just think of the morning coffees that could be enjoyed here. Featuring a striking floor-to-ceiling cathedral style apex window, it offers breathtaking views over the garden and open countryside beyond, flooding the room with natural light.

### Bedroom Two

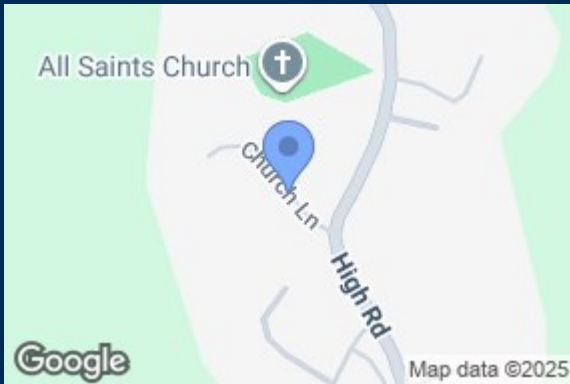
20'2" x 13'7" (6.15 x 4.15)

Bedroom two is a spacious double bedroom. Dual-aspect windows bring in plenty of natural light, while the clean white décor and wood flooring create a bright and airy atmosphere. There's ample space for furniture and storage. There is built in storage space. This large double bedroom has two doors opening to the landing, so if four bedrooms are required then that would be possible. Currently though a used as a craft room but would be a lovely guest bedroom with green views.

### Bedroom Three

13'1" x 11'7" (4 x 3.55)

Bedroom three is a further double bedroom with a lovely view over the front of the property. Finished in a neutral palette with warm wood flooring, it offers a peaceful and versatile space. Currently used as a home office, but would make a fantastic double bedroom.



Approximate Gross Internal Area  
 Ground Floor = 101.2 sq m / 1,089 sq ft  
 First Floor = 98.1 sq m / 1,056 sq ft (Excluding Void)  
 Garage = 31.6 sq m / 340 sq ft  
 Total = 230.9 sq m / 2,485 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |         |                                                |                                                                 |
| (92-100) <b>A</b>                           |         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (81-91) <b>B</b>                            |         |                                                | (81-91) <b>B</b>                                                |
| (69-80) <b>C</b>                            |         |                                                | (69-80) <b>C</b>                                                |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>                                                |
| (39-54) <b>E</b>                            |         |                                                | (39-54) <b>E</b>                                                |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>                                                |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>                                                 |
| Not energy efficient - higher running costs |         |                                                |                                                                 |
| England & Wales                             |         | England & Wales                                |                                                                 |
| EU Directive 2002/91/EC                     |         | EU Directive 2002/91/EC                        |                                                                 |

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