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1 Chapel Hill, Soulbury, Leighton Buzzard, LU7 0BZ

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Guide Price £950,000

- FIVE BEDROOM DETACHED GRADE II* LISTED FAMILY HOME
- PICTURESQUE VILLAGE LOCATION
- WELL APPOINTED KITCHEN/BREAKFAST ROOM
- PRIVATE WALLED REAR GARDEN
- DOWNSTAIRS SHOWER ROOM
- GARAGE and DRIVEWAY
- CHARACTER FEATURES THROUGHOUT
- HIGH STANDARD FINISH
- THREE RECEPTION ROOMS
- INTERACTIVE VIRTUAL TOUR

Stunning detached Georgian house offering over 3,500sq ft of living space in a desirable village location, with easy train access into London Euston. Lovett House is an immaculately presented Grade II* listed property, retaining a wealth of original features whilst offering flexible accommodation for modern living.

Dating back to 1724 and designed by Thomas Harris of Cublington, the property is mentioned in Pevsner, with praise for its standout staircase and fretwork.

The elegant hallway presents the impressive oak staircase with twisted balusters which ascends to two additional floors. On the ground floor, the sitting room has a warm atmosphere, with exposed floorboards and an open fireplace. Opposite, an open-plan family/dining room featuring original oak floorboards, and a stone fireplace, leads to an archway to the large, modern kitchen/breakfast room, which complements modern living. The rear of the house comprises of a utility room, ground floor shower room and stairs leading to a cellar below.

Presented on the first floor, the substantial master bedroom features intricate fretwork and exposed original oak floorboards. A versatile centre room with fireplace and further fretwork, is accompanied by a study/bedroom, a further double bedroom, and a family bathroom with a large shower and clawfoot cast iron bathtub.

The second floor encompasses two double bedrooms, styled in keeping with its era, with exposed beams and breathtaking views. A further central room on this floor provides a study and an additional WC.

Externally, the property benefits from a walled rear garden with private lawn and sandstone patio, garage, wood store and mature fruit trees.

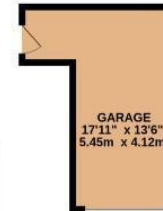
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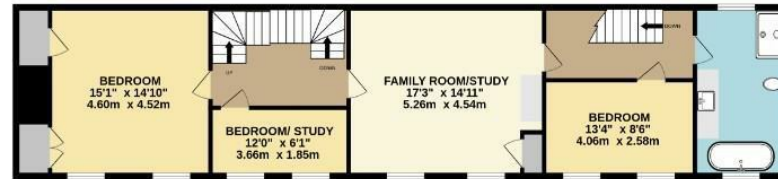
BASEMENT
200 sq.ft. (18.5 sq.m.) approx.



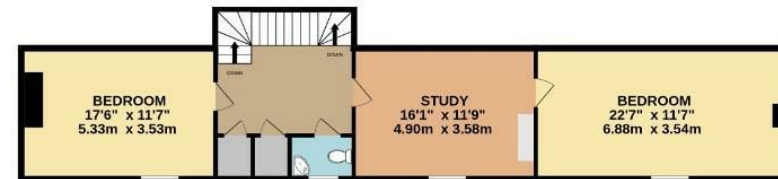
GROUND FLOOR
1362 sq.ft. (126.5 sq.m.) approx.



1ST FLOOR
1084 sq.ft. (101.3 sq.m.) approx.



2ND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 3481 sq.ft. (323.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location

Soulbury is a small and picturesque village with a rural character. It is known for its historic buildings, including the 12th-century St. Michael and All Angels Church, which is a Grade I listed building. The village also features a number of traditional thatched cottages and other charming architectural features. The surrounding countryside of Soulbury offers beautiful natural landscapes, with rolling hills, fields, and woodlands.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









