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3 Soulbury Road, Burcott, Leighton Buzzard, LU7 0JU

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## Offers In Excess Of £650,000

- BEAUTIFULLY PRESENTED FAMILY HOME IN PICTURESQUE VILLAGE OF BURCOTT
- DUAL ASPECT LOUNGE WITH FEATURE FIREPLACE AND CONSERVATORY ACCESS
- VERSATILE HOME OFFICE OR FOURTH BEDROOM PLUS UTILITY AND CLOAKROOM
- WALK-IN WARDROBE WITH POTENTIAL AS A SINGLE BEDROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES, GARAGE AND COUNTRYSIDE VIEWS
- SPACIOUS ENTRANCE HALLWAY WITH STAIRS TO FIRST FLOOR
- MODERN KITCHEN OPENING INTO BRIGHT CONSERVATORY DINING AREA
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- PRIVATE REAR GARDEN WITH PATIO, LAWN AND DETACHED HOME OFFICE
- NEW BOILER REPLACED ONE YEAR AGO

This beautifully presented contemporary family home is set within the sought-after hamlet of Burcott, adjacent to village of Wing one of Aylesbury Vale's most picturesque locations.

On entering, you are welcomed by a spacious hallway with stairs rising to the first floor. To the right, a bright dual-aspect lounge features a character fireplace and French doors opening into the conservatory. The modern kitchen offers a range of wall and base units with space for all appliances, seamlessly connecting to the conservatory, which has been thoughtfully replaced by the current owners to create a tranquil dining space overlooking the garden. From here, doors open directly to the rear patio and lawn. Completing the ground floor is a versatile study/fourth bedroom, a practical utility room, and a convenient cloakroom. A second reception room that is currently being used as a game room.

Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom enjoys an en-suite shower room, while the additional bedrooms are served by the family bathroom. A generous walk-in wardrobe provides excellent storage and could, if desired, be converted into a small single bedroom.

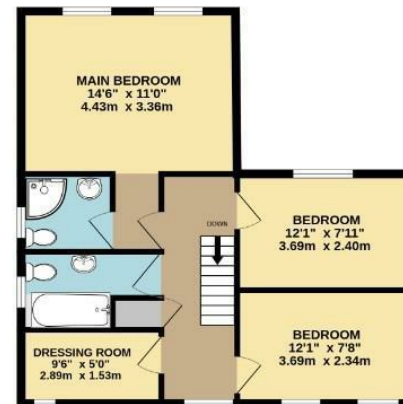
The rear garden is a private retreat, mainly laid to lawn with a patio for outdoor entertaining, and benefits from gated side access on both sides. The rear garden also benefits from two sheds and a bicycle store. A detached garden office, complete with power and lighting, offers the perfect work-from-home solution or creative space. To the front, the property enjoys open countryside views, a driveway with parking for multiple vehicles, and access to the garage, which is also reachable via the rear garden.

This home combines modern family living with flexibility, countryside views, and excellent outdoor space — a property that truly must be seen to be appreciated.

GROUND FLOOR  
1297 sq.ft. (120.5 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1875 sq.ft. (174.2 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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