

Soulbury View  
Chelmscote  
Leighton Buzzard  
LU7 0DT

Offers in excess of £700,000



OSCAR JAMES

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# WHAT'S GREAT?

Situated in the charming hamlet of Chelmscote, Leighton Buzzard, this exquisite home offers a perfect blend of modern living and sweeping countryside views. The current owners have carried out extensive renovations to redesign the layout giving contemporary open plan living throughout. Conveniently located, this home is just a stones throw away from the local train station providing a direct link to Euston in 30 minutes. Additionally you have easy access to Milton Keynes and its fabulous shopping centre. This combination of rural charm and urban convenience makes it an ideal choice for those looking to enjoy the best of both worlds.

The entrance hall gives access to all ground floor accommodation and flows perfectly into the hub of this home, an impressive open plan kitchen, diner & lounge. The ultra-modern kitchen is a true highlight, featuring bespoke fittings and finishes including all high specification integrated appliances. The windows and French doors flood this room with natural light creating a bright and airy entertaining space with stunning views all year round.

Additional features we think are great include the infrared heating system plus the presence of two log burners adding a touch of warmth and character.

To conclude the ground floor you also have a cosy snug, cloakroom & storage.

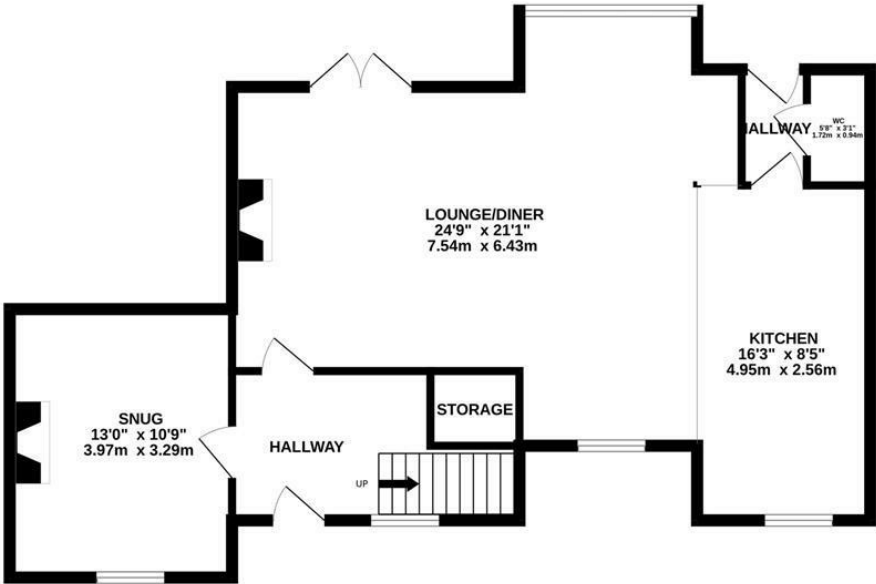
The first floor offers four generous bedrooms and the family bathroom. The Master Bedroom is a lovely size and features dual aspect windows and an ensuite shower room.

The large rear garden feels secluded and is mainly laid to lawn with decking providing seating areas. The surrounding countryside offers tranquil 360 degree views and provides beautiful walks for the family to enjoy. The extensive driveway is entered via electric double gates which provides off road parking for ample vehicles. You also have the addition of an EV charging point.

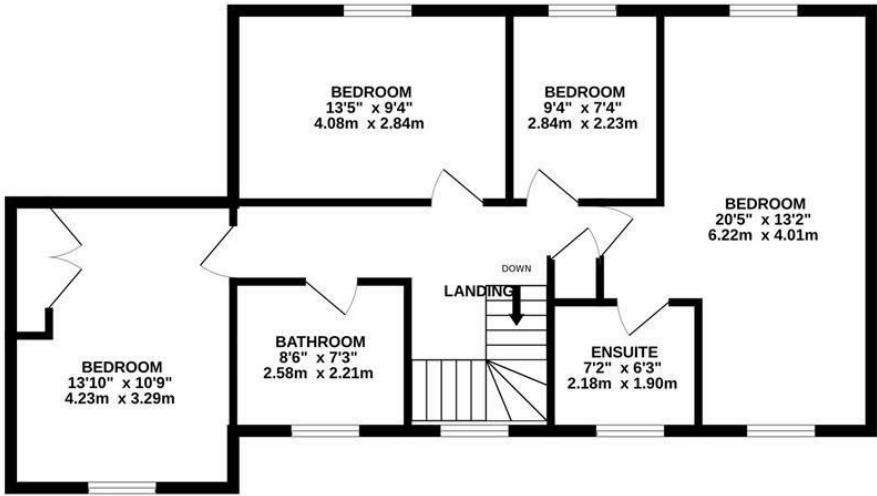
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# Floor Plan

GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 1568 sq.ft. (145.6 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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## AT A GLANCE...



Contemporary open plan living & cosy snug



Bespoke fitted kitchen with high specification integrated appliances



Four generous bedrooms



Family Bathroom , Ensuite & Cloakroom



Stunning sweeping countryside views to the front & rear



Electric gates to driveway for ample vehicles









## SELLER'S SECRET

We are within close proximity to Rushmere country park and we love walking down the canal to the local pub, The Three Locks. The views to the rear really sold me this home its truly special to watch the sunset across the countryside.



## Why we like it....

We love everything about this home from location to picturesque views to the stunning modern interior. Its truly got the wow factor inside and out!

# OSCAR JAMES

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To buy or not to buy....

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