



High Road, Soulbury, Leighton Buzzard

£337,500



- Popular Village Of Soulbury
- Charming Character Cottage
- Exposed Timber Beams & Brick Features
- Two Bedrooms
- No Upper Chain
- Scenic Views to the Rear
- 21Ft Living / Dining Area
- Generous Sized Garden
- Countrywide Walks Close By
- Log Burner & Brick Fireplace



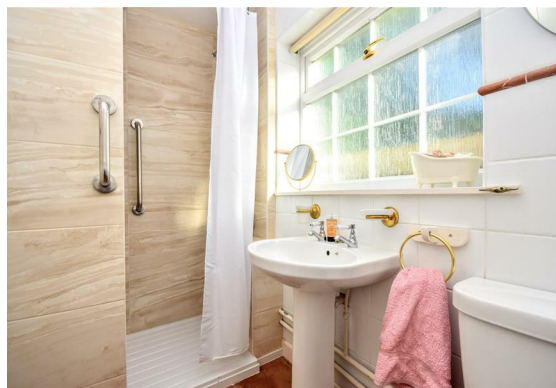
SOUGHT AFTER VILLAGE OF SOULBURY | TWO BEDROOM SEMI DETACHED HOUSE | PRIVATE WOODLAND GARDEN | UTILITY AREA | EXPOSED BEAMS AND BRICK FEATURES

'Charity Cottage' is a charming semi detached house with a wealth of character, situated prominently within the centre of the highly popular Buckinghamshire village of Soulbury. The location comes sought after with beautiful open countryside and scenic views, the newly refurbished 'the Boot Inn', and the famous local monument, the 'Soulbury Stone' all on your doorstep. A viewing comes highly recommended to fully appreciate this historic.

**Location**  
Soulbury is a village and also a civil parish within Aylesbury Vale district in Buckinghamshire full of farmland and countryside. It is located approximately seven miles south of the Milton Keynes urban area, and approximately three miles north of Wing. One of the most popular attractions in Soulbury is Liscombe Park, where there are facilities to include office spaces, swimming pool, gym, café and more. Also within the village are the newly refurbished 'The Boot Inn' restaurant, The 'Soulbury Stone' and Soulbury Millennium Green.







### Accommodation

There is a wealth of characterful features which include exposed timber beams, ornate brickwork, cottage style wooden doors and a exposed brick fireplace with log burner. The property has spacious rooms throughout, set over two floors. The ground floor comprises of an entrance porch leading into a welcoming and cosy living room which is an impressive 21ft in length, with enough space to incorporate a separate dining area if needed. At the back of the house is a kitchen, which comes fully fitted with a range of wall and base level units, complimentary tiling, roll top worksurfaces with an inset sink/drainer and mixer tap. There is also space for appliances and a built in storage cupboard. Additionally there is an inner hallway with side door to the courtyard area, then the family shower room which also has built in storage acting as a utility space. Stairs rise up to the first floor landing with doors into two good sized bedrooms.

### Gardens & Parking

The property rests on a good size plot, with front and back gardens with a natural woodland feel. To the front is a small shingled garden area and side pathway leading to the rear courtyard, all enclosed by a low level picket fence. At the rear is a private, well maintained garden area, which is mainly laid to lawn with a variety of hedges, plants, decorative borders and trees. There is also a paved courtyard space directly off the back of the property ideal for outside seating. At the foot of the garden there is ample space for outbuildings, a summer house, garden shed or even a home office. Parking is on street along the road to the front.

### Utilities Connected

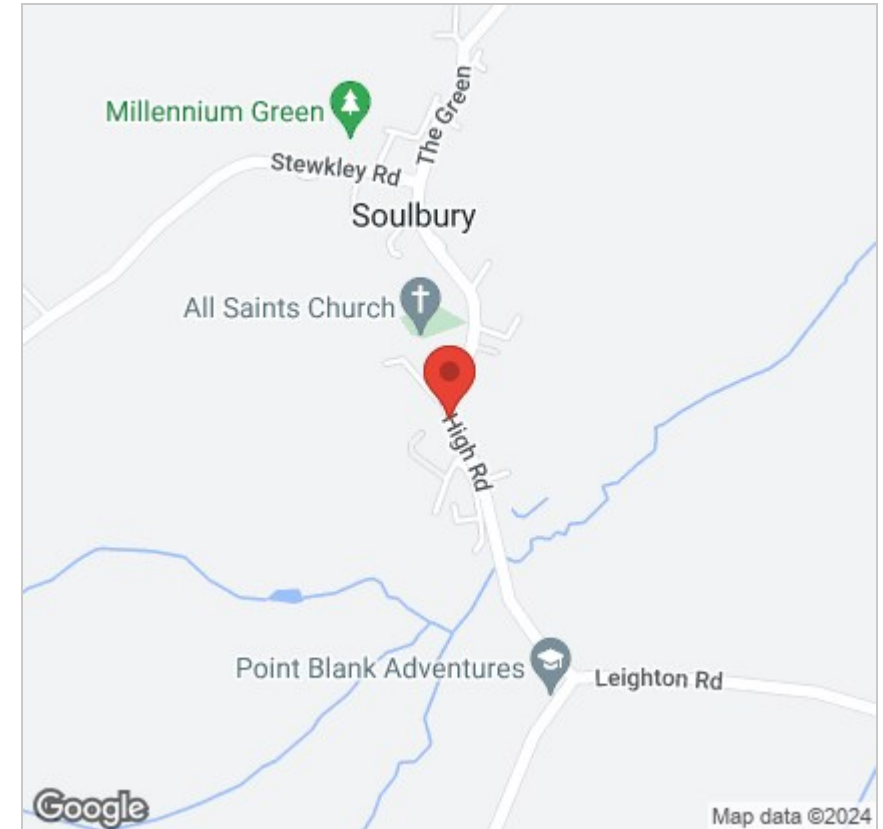
The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.



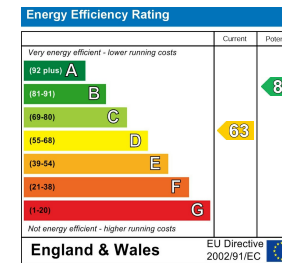
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.