



Chapel Hill, Soulbury, LU7 0BZ

Offers In Excess Of £280,000



- **Charming & Quaint Character Cottage**
- **Beautifully Presented Throughout**
- **Picturesque Village of Soulbury**
- **Private & Generous Sized Rear Garden**
- **Tucked down a Quiet Historic Lane**
- **Modern Kitchen/Breakfast Room**
- **Two Bedrooms**
- **Countryside Views to Rear**
- **Very Short Drive to Train Station**
- **Detached Outbuilding (Potential Home Office)**

The cottage is notable for its traditional architecture, featuring a classic brick façade lending it an enchanting and timeless appeal.

The front of the property is adorned with well-maintained flower beds, providing a welcoming entrance to this lovely home. Inside the property is a blend of old-world charm and modern comfort.

The interior features a cozy gas fireplace surrounded by a brick hearth aswell as original terracotta tiled flooring in the lounge, all of which contribute to the cottage's rustic charm.

The living room is intimate yet well-proportioned perfect for relaxing by the fire on a cool evening.

The kitchen/breakfast area has been thoughtfully updated to offer modern conveniences while maintaining the cottage's character. It includes fitted appliances, ample storage with wall and base level storage units, Granite worksurfaces and a breakfast seating bar.

Two windows flood the room with natural light and a stable door leads out onto the rear courtyard.

Upstairs there is a spacious principal double bedroom with a host of fitted wardrobes and offering ample space for additional furniture like bedside tables and dressing units.

There is an additional second room perfectly suited for a guest bedroom, walk in dressing area or even a home office or study space, with views from the window looking out onto the open countryside beyond.

Lastly there is a convenient bathroom with a contemporary three piece suite, vanity mirror and in built storage.





This garden is a spacious, generous sized (over 120 foot) outdoor area with a mix of open space and mature greenery, perfect for a variety of uses and accessed just a few steps from the cottage.

The garden is mostly flat and is bordered by wooden fencing, providing privacy and a sense of enclosure. The ground is a combination of bare earth, lawn and pebbled paths, with patches of grass and scattered plants adding a natural touch as well as a paved patio seating space to enjoy.

At the foot of the garden is a shaded space covered by mature trees with dense foliage, creating a canopy that filters sunlight and provides a cool, refreshing atmosphere.

The ground is covered with small pebbles, giving the garden a rustic, natural feel. Additionally there is a detached outbuilding with power and light connections, which could be used for working from home or to offer scope for a full conversion if required.

This garden retreat is ideal for anyone looking to unwind and enjoy the tranquility of a private, natural setting.

Whether you're sipping your morning coffee, reading a book, or simply soaking in the peaceful surroundings, this garden offers a perfect escape from the hustle and bustle of daily life.

More about the Location....

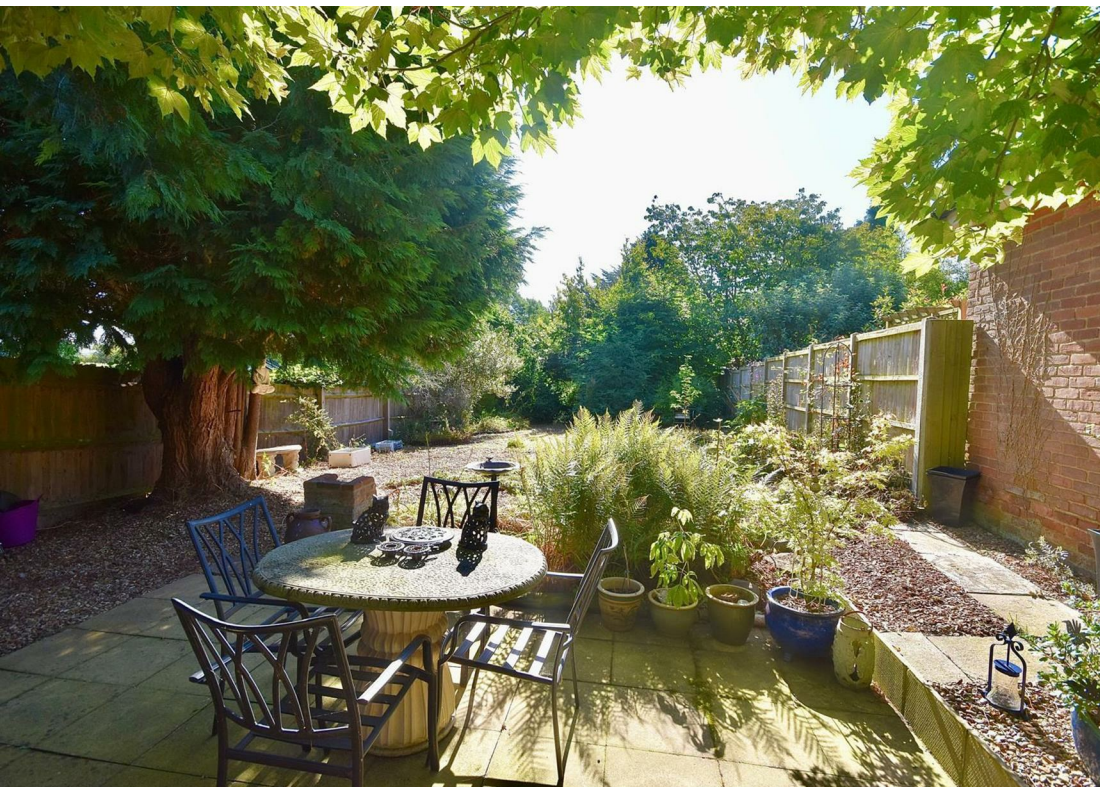
Soulbury is a picturesque village nestled in the heart of Buckinghamshire, England. Known for its idyllic rural charm, Soulbury is a quintessential English village, offering a peaceful and serene environment away from the hustle and bustle of urban life. The village is characterized by its historic cottages, rolling countryside, and a close-knit community.

At the centre of Soulbury is a charming village green, often the focal point of community events and gatherings. The green is surrounded by traditional homes and period properties, many of which retain their original features, giving the village a timeless quality. A notable landmark is the ancient St. Michael's Church, with its origins dating back to the 13th century, adding to the village's historic appeal.

The surrounding countryside is a key attraction, with expansive fields, wooded areas, and walking paths that offer stunning views and opportunities for outdoor activities. It's a paradise for nature lovers, with plenty of spots for leisurely strolls, cycling, and wildlife watching.

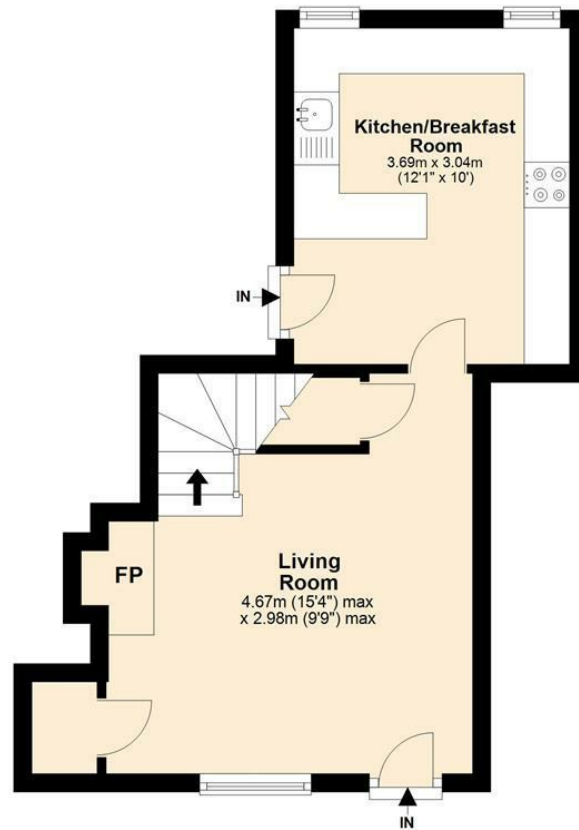
Soulbury has a few local amenities, including a traditional pub, The Boot, which is popular among residents and visitors alike. For more extensive services and shopping, nearby towns such as Leighton Buzzard and Milton Keynes are easily accessible.

The village maintains a strong sense of community, with local events and activities bringing residents together. It's an ideal location for those looking for a tranquil, rural lifestyle while still being within reach of larger towns and cities. Soulbury's charm lies in its blend of history, natural beauty, and the warmth of its community.

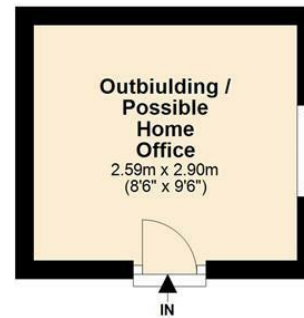


Floor Plan

Ground Floor



First Floor



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.