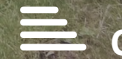




The Croft, Liscombe Park, LU7 0GU

£375,000



- **Stunning Two Double Bedroom House**
- **High Specification Throughout**
- **Air Source Heat Pump with Underfloor Heating**
- **Two En-Suites**
- **Two Allocated Parking Spaces**
- **Countryside Location of Liscombe Park**
- **24Ft Triple Aspect Living Area**
- **Striking Herringbone Oak Flooring**
- **Dressing Area in Master Bedroom**
- **Quality Fitted Kitchen with Breakfast Seating**



This is a truly stunning example of a thoughtfully designed modern home with a high specification finish throughout! It is positioned within the picturesque countryside setting of Liscombe Park in the village of Soulbury, meaning this home truly delivers on providing the owners with a peaceful and quiet surrounding!

This property was only built in 2019 so retains still 5 years of NHBC guarantee, and also comes with good sized and spacious rooms throughout, set over two floors. The finish is to a high specification and the fittings are of a top quality, making this a true turnkey style home for the next lucky owner.

The ground floor is accessed via a private entrance leading into an inner hall, complete with a convenient downstairs cloakroom. The stunning open-plan living space is flooded with natural light from its triple-aspect windows. The fully fitted kitchen boasts high gloss units, integrated appliances, sleek granite work surfaces and splashback, and a breakfast bar. The open-plan lounge area, perfect for cosy evenings, features a warming log burner.

The generous living space spans over 24 feet in length, ideal for entertaining large gatherings or hosting family events. The ground floor is further enhanced by recently installed solid oak flooring in a marvellous herringbone pattern.

Upstairs, the sizeable landing leads to two double bedrooms, both with en-suite shower rooms. The master bedroom is particularly impressive, with additional space ideal for creating a dressing area. The first-floor ceilings are elevated, enhancing the natural light and airy feel of the space.

To the front of the property is a paved pathway which leads to the front door and also out to the parking at the front. There is gated side entrance leading to the generous wrap-around garden plot to the rear.

The rear garden comes perfectly placed to capture sun all day, making it ideal for warm summer evenings. The garden features a paved patio seating area, with the remainder mainly laid to lawn enclosed by a low level timber fence and planted border trees.





There are two allocated parking spaces for the property as well as several visitor bays included close by.

The property has heating via an air source pump with the ground floor being underfloor heating and the first floor being radiators. There are mains water and electricity connected.

There is an annual estate management charge of £700 per annum for continued maintenance / upkeep of the location.

More about the Location.....



Liscombe Park is located near the village of Soulbury in Buckinghamshire, which is a historic estate with origins dating back to the late 16th or early 17th century. The park features a mansion house set within extensive wooded parkland, including a small moated mound.

Over the centuries, the estate has undergone various modifications, particularly in the 18th and 19th centuries, and retains many historical elements such as mature trees, a landscaped park, and architectural features including a Grade II* listed house and related structures on the local heritage list.



Today, Liscombe Park hosts various businesses, including the Liscombe Health Club, which offers a range of amenities focused on health and wellness. The health club includes a gym with cardio and resistance equipment, a 30-degree heated swimming pool, a spa with a jacuzzi, sauna, and steam room, and over 50 fitness classes suitable for different ages and abilities.

Additionally, the health club operates a swim academy with lessons for all age groups, starting from four months old, and a farmyard-themed soft play area for children under five making it the perfect setting for families.



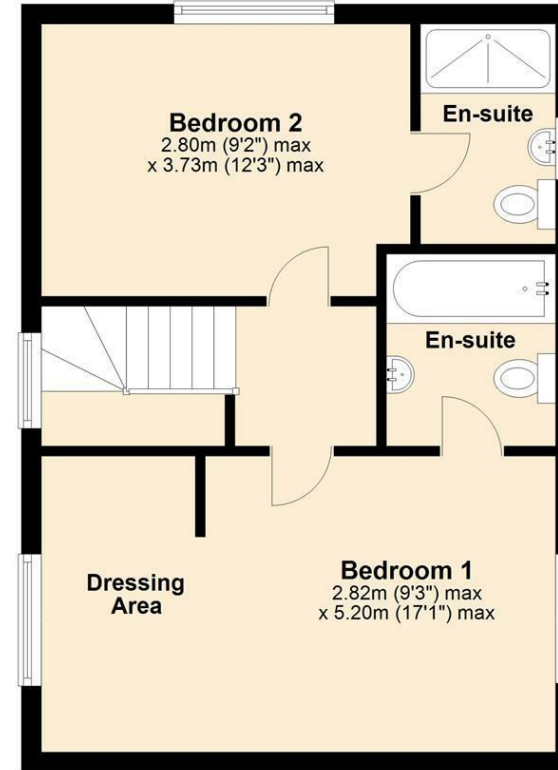
In addition to this there is also Liscombe Park Equestrian Centre which is a family-owned and operated facility located close by encompassing 350 acres of scenic countryside. The centre provides a comprehensive range of services and amenities for equestrian enthusiasts of all ages and skill levels.

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.