



Foxes Lodge, Pools Lane, Souldrop, Bedford MK44 1HA







Foxes Lodge
Pools Lane
Souldrop
Bedford
MK44 1HA

Price £1,100,000

Excellent equestrian property
on a plot of 7.5 acres (STS)...

Equestrian property

Gated access

Modern detached bungalow

Modern kitchen and utility room

Large lounge/dining room

Three/four bedrooms

En suite and family bathroom

Formal gardens and paddocks of
approximately 7.5 acres

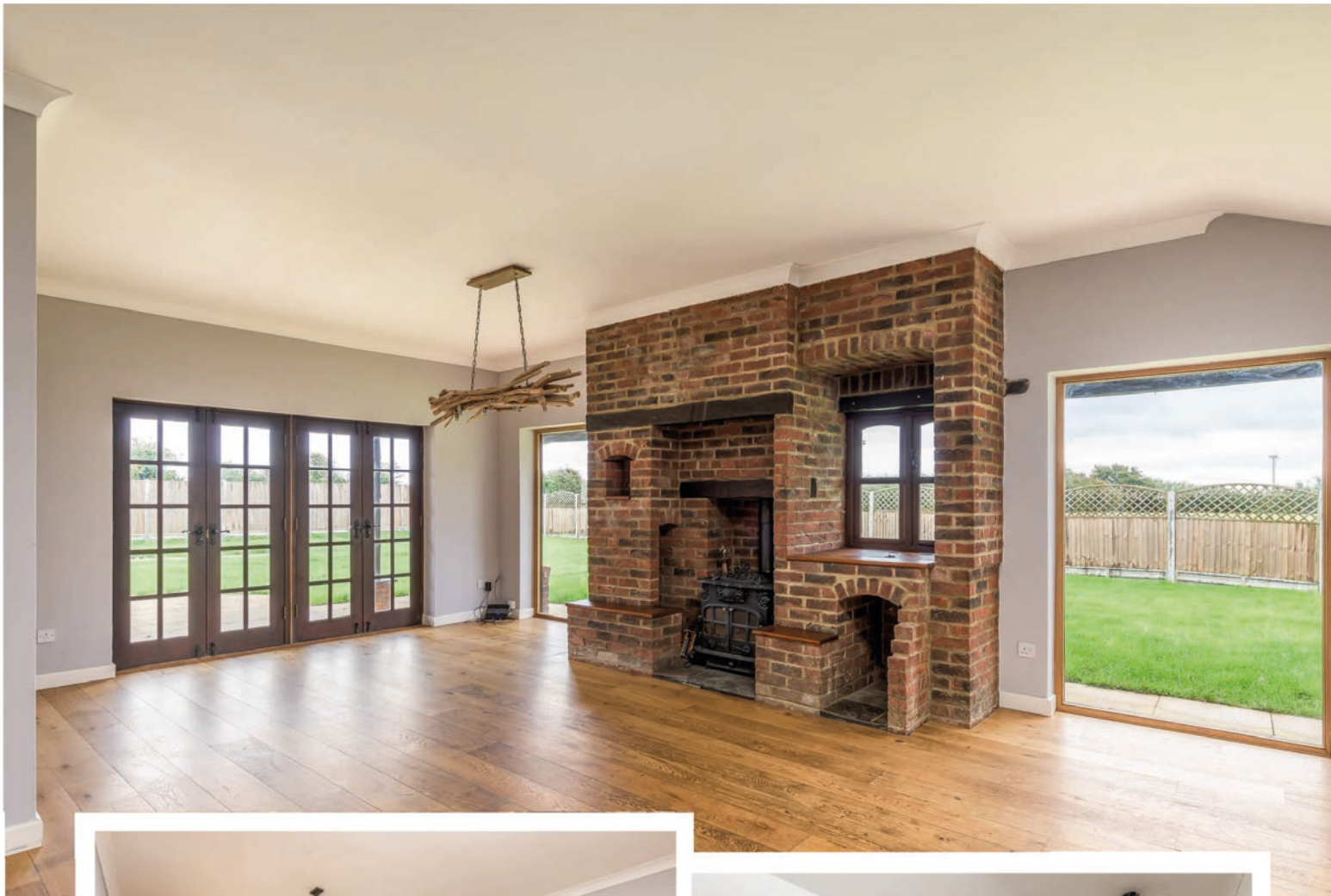
Outbuildings

Ménage

No upward chain



- Council Tax Band G
- Energy Efficiency Rating D



We are delighted to offer for sale 'Foxe's Lodge' a beautiful detached bungalow in Souldrop which is a popular North Bedfordshire village close to the Bedfordshire/Northamptonshire border. The property adjoins open countryside, has equestrian facilities and occupies a plot of around 7.5 acres (sts). There is no chain so a quick completion is available.

The bungalow itself was constructed around 1985 and offers approximately 1,900 square feet of versatile accommodation.

On entering the property there is a spacious entrance hall boasting solid oak flooring and exposed brickwork. This leads into the kitchen which has been beautifully refitted with some integrated appliances and includes a central island unit. There are doors to access the garden and the adjoining fully fitted utility mirrors the modern quality finish of the kitchen.

The open plan living/dining room is very spacious and has a traditional brick-built fireplace in the main part of the room and an additional open fire to the dining area. There are floor to ceiling windows allowing lots of natural light into this area and doors offer access and views of the garden. There is also a sizeable office which could also be utilised as the fourth bedroom and a cloakroom.

There are three/four bedrooms with the primary bedroom offering a modern en suite shower room and fitted wardrobes. There is also a family bathroom which has been upgraded and has a bath and separate shower.

The formal gardens wrap around the bungalow and are principally lawned with mature trees and some paved areas.





The property is accessed via a long driveway with gated access to an extensive gravelled parking area which gives access to the bungalow, the stables, the garaging and additional outbuildings. There is an enclosed recently resurfaced ménage which is 40m x 20m with a sand and rubber surface and drainage.

The equestrian facilities include two detached brick stable blocks which include four loose boxes, a tack room and a feed/rug room. Power, light and water are connected. There are two brick built buildings with feather edged boarding that provide garaging for at least five cars across the two buildings and include a store/workshop.

The land's most recent use has predominantly been for dog agility training and there are dog kennels/barns in the fields. The property is a fantastic opportunity for those with equestrian requirements.

The sellers have also obtained planning permission for an additional access to the property. If implemented there would be a most attractive gated access leading to a sweeping driveway, with a landscaping plan having been prepared to include the implantation of a wildflower meadow and the planting of woodland. Further information available upon request.

Souldrop is a very popular village located close to Sharnbrook which offers a large array of facilities. Good local schools are available in neighbouring villages and the A6 can be reached within moments by car for good access to Bedford and Northamptonshire. Bedford offers a further range of schooling options including those of the Harpur Trust and fast and frequent rail services run from its mainline station.





Ground Floor
 Main area approx. 175.2 sq. metres (1885.9 sq. feet)
 Plus garage, approx. 99.9 sq. metres (1074.8 sq. feet)
 Plus outbuildings, approx. 26.4 sq. metres (284.3 sq. feet)
 Plus stables, approx. 55.9 sq. metres (601.9 sq. feet)



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Every attempt has been made to ensure the accuracy of this floorplan, however no responsibility is taken for any errors, omissions or mis-measurements. This plan is for illustrative purposes only and is a guideline only, and should be used as such by any prospective purchaser.
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