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1 Soulbury Road, Burcott, Leighton Buzzard, LU7 0JU

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## Guide Price £500,000

- DETACHED TWO BEDROOM HOME IN THE SOUGHT-AFTER HAMLET OF BURCOTT
- STUNNING KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- GROUND FLOOR CLOAKROOM
- LUXURIOUS FOUR-PIECE FAMILY BATHROOM
- LANDSCAPED REAR GARDEN WITH DECKING, LAWN AND MATURE FLOWER BEDS
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE AND COUNTRYSIDE VIEWS
- TWO GENEROUS DOUBLE BEDROOMS
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- INTERACTIVE VIRTUAL TOUR

Nestled within the picturesque Buckinghamshire hamlet of Burcott, this beautifully presented two-bedroom detached home enjoys an enviable position surrounded by open countryside, offering an exceptional balance of rural tranquillity and contemporary living. Finished to an excellent standard throughout, the property provides light-filled accommodation perfectly suited to those seeking a charming village lifestyle without compromising on modern comforts.

The welcoming entrance hall leads through to a superbly appointed kitchen and dining room, undoubtedly the heart of the home. Fitted with an extensive range of contemporary floor and wall mounted units, the kitchen is complemented by quality integrated appliances, generous worktop space and ample storage. The dining area enjoys an abundance of natural light, with patio doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living and creating an ideal space for entertaining family and friends.

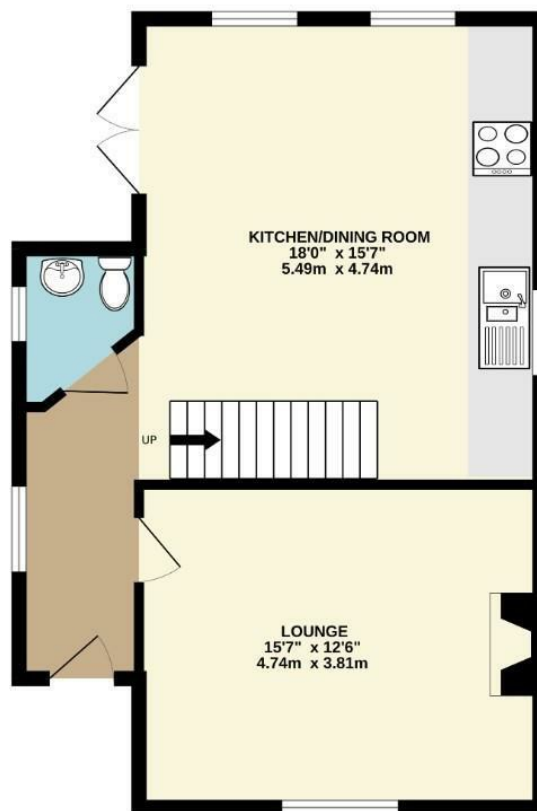
Positioned to the front of the property, the elegant lounge enjoys delightful views across the open countryside and landscaped front garden. A feature fireplace creates a warm and inviting focal point, making this a wonderful room to relax and unwind throughout the seasons. Completing the ground floor is a convenient cloakroom.

The first floor offers two generous double bedrooms, both beautifully presented. The main bedroom enjoys breathtaking countryside views, providing a peaceful retreat, while the second bedroom offers versatile accommodation for guests, family or those working from home. Serving both bedrooms is a luxurious four-piece family bathroom, thoughtfully designed with a separate shower enclosure and bath to create a stylish and practical space.

Externally, the property continues to impress. A substantial driveway provides off-road parking for multiple vehicles, while the beautifully maintained rear garden has been designed for both enjoyment and ease of maintenance. Predominantly laid to lawn and bordered by mature flower beds, the garden also benefits from an attractive decked seating area, perfect for al fresco dining and entertaining during the warmer months.

Combining idyllic countryside surroundings with beautifully presented accommodation, this exceptional detached home represents a rare opportunity to acquire a charming village residence in one of Buckinghamshire's most desirable rural settings. Early viewing is highly recommended.

GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 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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