



Chapel Hill, Leighton Buzzard, LU7 0BZ

Lovett House
1 Chapel Hill
Soulbury
Leighton Buzzard
LU7 0BZ

£950,000

An exceptional detached Georgian residence extending to over 3,500 sq ft, situated in a sought-after village setting with convenient rail connections to London Euston. Lovett House is a beautifully maintained Grade II* listed home that seamlessly blends period grandeur with the versatility required for contemporary family life.

Constructed in 1724 and attributed to Thomas Harris of Cublington, the house is referenced in Pevsner for its remarkable staircase and decorative fretwork, both fine examples of early 18th-century craftsmanship.





Description

The welcoming reception hall immediately showcases the magnificent oak staircase, complete with twisted balusters, rising gracefully through the upper floors. The ground floor offers well-balanced living space, including a characterful sitting room with exposed timber floorboards and an open fireplace creating a cosy focal point. Opposite, a spacious open-plan family and dining room retains original oak flooring and a stone fireplace, flowing through an archway into a generous kitchen/breakfast room designed for modern living and entertaining. To the rear are practical additions including a utility room, ground floor shower room and access to a cellar.

The first floor hosts an impressive principal bedroom adorned with intricate fretwork and original oak floors. A central reception room with fireplace provides flexibility as a further sitting room or bedroom, alongside a study or additional bedroom, a further double bedroom, and a well-appointed family bathroom featuring a large shower and clawfoot cast iron bath.

On the second floor, two further double bedrooms enjoy exposed beams and far-reaching views across the surrounding countryside. A central study area and separate WC complete this level.

Outside, the property is complemented by a private walled rear garden laid mainly to lawn with a sandstone terrace ideal for outdoor dining. Additional features include a garage, wood store and established fruit trees.

Cost/ Charges/ Property Information

Tenure: Freehold.

The local authority is Buckinghamshire Council (Aylesbury Vale Area).

Council Tax Band: Band G.

Location - Soulbury

Located in the charming village of Soulbury, the property enjoys a peaceful rural setting surrounded by rolling countryside. The village is home to the historic St Michael and All Angels

Church, dating back to the 12th century, and is characterised by attractive period cottages and scenic landscapes.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.







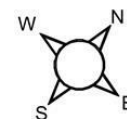
Lovett House, Chapel Hill, Soulbury, Leighton Buzzard

Approximate Gross Internal Area

Main House = 3149 Sq Ft/293 Sq M

Garage = 239 Sq Ft/22 Sq M

Total = 3388 Sq Ft/315 Sq M



Viewing Arrangements

By appointment only via Fine & Country.
We are open 7 days a week for your convenience

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

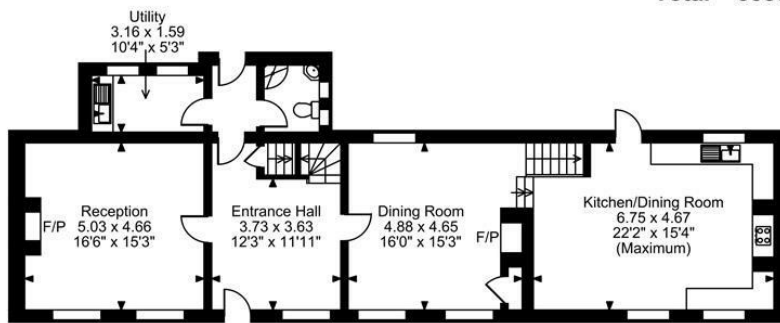


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

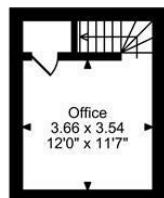
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

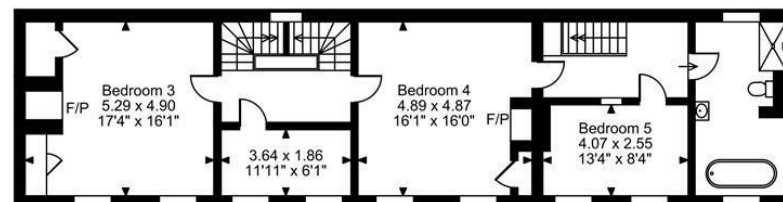
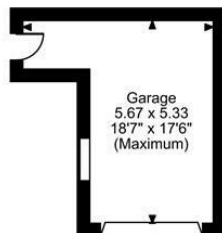
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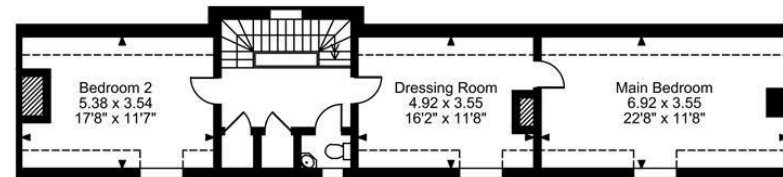
Ground Floor



Basement



First Floor



Second Floor