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14 The Mead, Soulbury, Leighton Buzzard, LU7 0EG

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Guide Price £635,000

- FOUR BEDROOM DETACHED FAMILY HOME IN PICTURESQUE VILLAGE SETTING
- SPACIOUS LOUNGE WITH LOG BURNER AND BI-FOLD DOORS TO GARDEN
- SEPARATE UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- PRINCIPAL BEDROOM WITH EN-SUITE AND DUAL ASPECT WINDOWS
- DRIVEWAY PARKING AND GARAGE WITH POWER AND LIGHTING
- APPROXIMATELY SEVEN YEARS REMAINING ON NEW BUILD WARRANTY
- STUNNING KITCHEN/DINING ROOM WITH ISLAND AND INTEGRATED APPLIANCES
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- REAR GARDEN WITH PATIO SEATING AREA
- INTERACTIVE VIRTUAL TOUR

Situated within the picturesque Buckinghamshire village of Soulbury and surrounded by beautiful open countryside, this exceptional four bedroom detached family home offers a perfect blend of modern design and high-quality finishes. The property also benefits from approximately seven years remaining on its new build warranty, providing additional peace of mind.

The property is introduced via a spacious and welcoming entrance hall, setting the tone for the bright and well-planned accommodation, with stairs rising to the first floor. The lounge is a particularly impressive space, featuring a cast iron log burner with a granite hearth and bi-folding doors that open seamlessly onto the rear garden, allowing for an abundance of natural light and effortless indoor-outdoor living.

The heart of the home is the stunning kitchen/dining room, beautifully appointed with a comprehensive range of floor and wall mounted units, complemented by sleek worktops and a central island. Integrated appliances and contemporary fittings enhance both style and functionality, while bi-folding doors open directly onto the garden—perfect for entertaining. A separate utility room provides additional storage and practicality, with direct access to the outside.

The ground floor further benefits from a convenient cloakroom, while underfloor heating runs throughout, adding a touch of luxury and comfort.

Upstairs, the first floor continues to impress. The principal bedroom enjoys a dual aspect, filling the room with natural light, and is complemented by a stylish en-suite shower room. Three further well-proportioned bedrooms provide flexible accommodation for family living, all served by a modern family bathroom finished to a high standard.

Externally, the property boasts a beautiful and enclosed rear garden, predominantly laid to lawn with a paved patio seating area—ideal for outdoor dining and entertaining. To the front, a driveway provides off-road parking for multiple vehicles and leads to the garage, which benefits from power, lighting, and an electric roller door.

Soulbury is a charming and highly regarded village, known for its historic character and surrounding countryside. With rolling fields, woodland walks, and a strong sense of community, it offers an idyllic rural lifestyle while remaining within easy reach of nearby towns and transport links.

A fantastic opportunity to acquire a nearly new, high-specification home in a sought-after village setting—early viewing is highly recommended.

GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.

1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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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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			
		80	89
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	











