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8 Southcourt Road, Leighton Buzzard, LU7 2QF

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Offers In Excess Of £900,000

- EXTENDED FOUR BEDROOM CHARACTER HOME
- VAULTED KITCHEN/BREAKFAST ROOM WITH EXPOSED BEAMS
- EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- BEAUTIFULLY LANDSCAPED AND MATURE REAR GARDEN
- HIGHLY SOUGHT-AFTER SOUTHCOURT ROAD LOCATION
- COMPLETE UPPER CHAIN
- MULTIPLE RECEPTION ROOMS INCLUDING GARDEN ROOM
- LARGE GATED DRIVEWAY AND GARAGE
- SHORT WALK TO MAINLINE STATION
- INTERACTIVE VIRTUAL TOUR

We are delighted to offer for sale, with a complete upper chain, this truly stunning and extended four-bedroom character home, superbly positioned on the highly sought-after Southcourt Road in Linslade. This exceptional property has been thoughtfully and sympathetically extended to create a wonderful blend of period charm and versatile modern family living, with many features including stained glass windows, exposed beams, high ceilings, and a wood-burning stove, all centred around a breathtaking vaulted kitchen/breakfast room.

Upon entering, a striking stained glass front door opens into a welcoming and spacious hallway where the home's character is immediately evident. The elegant sitting room enjoys a beautiful stained glass bay window and open fireplace, creating a warm and refined space. The family room forms the cosy heart of the home, featuring a wood-burning stove and French doors opening onto the rear patio.

The true centrepiece is the impressive kitchen/breakfast room, with its vaulted ceiling, exposed beams and three Velux windows flooding the space with natural light. It is fitted with an extensive range of wall, base and island units topped with quality stone work surfaces and opens directly onto the garden. A separate utility room provides further storage and appliance space. To the rear, the dining room with solid oak flooring and stained glass windows flows beautifully into the garden room, a light-filled space with lovely views and French doors opening onto the garden—perfect for entertaining or relaxing.

To the first floor, a central landing leads to four well-proportioned bedrooms. The main bedroom features fitted wardrobes and a stained glass bay window, while two further double bedrooms and a generous single provide excellent flexibility. The floor is served by both a modern shower room and a spacious family bathroom, ideal for busy family life.

Loft

Additionally, the property benefits from a large loft space which offers excellent potential for conversion into further bedrooms or additional living space, subject to the usual consents.

External

The property continues to impress. To the front is an expansive gated block-paved driveway providing parking for multiple vehicles, access to the garage, and an EV charging point. The rear garden is a true highlight—beautifully landscaped and extremely private, with multiple patio areas for entertaining, a well-kept lawn, mature shrubs, fruit trees, raised beds, a pergola walkway and a timber shed. A large cedar-framed heated greenhouse complements the space, along with a water harvesting system featuring a hand pump for garden irrigation, all thoughtfully designed to create a peaceful and secluded retreat.

Location

Southcourt Road is widely regarded as one of Linslade's most desirable addresses, offering a peaceful residential setting while remaining incredibly convenient. Leighton Buzzard mainline station is just a short walk away, providing direct services to London Euston in approximately 30 minutes, making this an ideal home for commuters. Excellent road links are also close by, with easy access to Aylesbury, Milton Keynes and the M1 (Junction 11A). The area is further enhanced by nearby parks, countryside walks and the Grand Union Canal, along with a wide selection of shops, restaurants and leisure facilities.

GROUND FLOOR
1432 sq.ft. (133.0 sq.m.) approx.



1ST FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 2293 sq.ft. (213.0 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

















