



Southcourt Road  
Linslade, LU7 2QF

Price £925,000



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QUARTERS  
YOUR NEXT MOVE



# Southcourt Road

Linslade, LU7 2QF

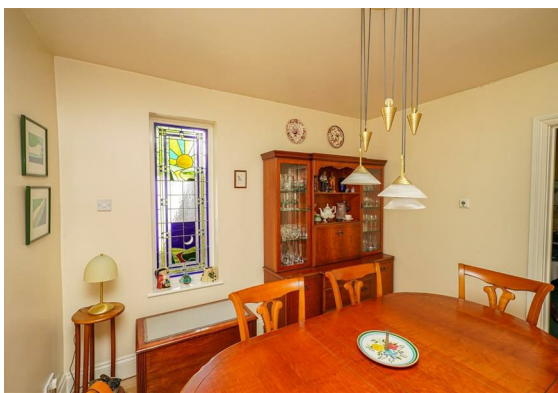
Quarters are delighted to offer for sale this stunning four bedroom extended character home, located on the highly sought-after Southcourt Road. This exceptional property has been thoughtfully extended to combine period charm with versatile family living, boasting features such as stained glass windows, exposed beams, wood burning stove, and a beautiful vaulted kitchen/breakfast room. The spacious accommodation includes: Entrance hall, cloakroom/WC, sitting room, family room, kitchen/breakfast room, dining room, garden room, utility room, four bedrooms, shower room and family bathroom. Additional benefits include an expansive gated driveway, garage, and a mature landscaped rear garden. An internal viewing is highly recommended to fully appreciate the space, character and lifestyle this home has to offer.

## Location:

Southcourt Road is one of the most desirable addresses in Linslade, offering a tranquil residential setting while still providing convenient access to the town centre, schools and transport links. Leighton Buzzard mainline train station is within a couple of minutes walk, providing direct trains to London Euston in around 30 minutes. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. making this an ideal choice for commuters. Local parks, countryside walks and the nearby Grand Union Canal enhance the appeal for those seeking a blend of convenience and outdoor lifestyle. A wide choice of shops, restaurants, and leisure facilities are also close at hand.

## Ground Floor:

A striking stained glass front door welcomes you into the entrance hall, where the character of the home is immediately evident, with high ceilings among the charming features. The hall provides access to the sitting room, family room, cloakroom/WC and two built-in storage cupboards, with stairs leading to the first floor. The sitting room is positioned to the front, with a beautiful stained glass bay window, high ceilings and an open fireplace creating a warm and elegant space. At the heart of the home, the family room offers a cosy retreat with a wood burning stove and French doors leading to a rear patio, seamlessly blending indoor and outdoor living. The kitchen/breakfast room is a showpiece, boasting a vaulted ceiling with exposed beams, three Velux windows flooding the space with natural light, and a range of wall, base and island units topped with high-quality conglomerate stone work surfaces. The room provides ample space for casual family meals, with direct access to the rear garden and a utility room with further space for appliances. To the rear, the dining room features solid oak flooring and stained glass windows, and flows naturally into the garden room. This light-filled space enjoys panoramic garden views and French doors opening onto the landscaped garden, creating the perfect setting for entertaining or relaxing.







#### First Floor:

A central landing leads to four well-proportioned bedrooms. The master bedroom includes fitted wardrobes and a stained glass bay window to the front, while the second double bedroom also faces the front aspect and includes built-in storage. To the rear, a further double bedroom overlooks the garden, alongside a single bedroom ideal for use as a study or nursery. The first floor is served by two bathrooms: a shower room with a three piece suite comprising low level WC, vanity wash hand basin and shower cubicle, and a generous family bathroom with four piece suite including panel bath, shower cubicle, pedestal wash hand basin and low level WC.

#### Outside:

The front of the property is framed by an expansive gated block paved driveway, providing parking for multiple vehicles and extending to the garage. Steps lead up to the front door, which sits beneath a charming storm porch, while gated side access connects to the rear. The rear garden is a true highlight - beautifully landscaped to create a private and tranquil retreat. Multiple paved patios offer spaces for entertaining and dining, while a neat lawn is complemented by a wealth of mature shrubs, fruit trees and a pergola-covered pathway. Additional features include raised bedding areas and a timber shed, with the overall design maximising sunlight and seclusion.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.



## Floor Plan



Approximate Area: 2060 ft² ... 191.4 m² (excluding garage)

Approximate Area of Garage: 239 ft² ... 22.2 m²

**Total Approximate Area: 2299 ft² ... 213.6 m²**

Floor plans are for layout purposes only and are not intended to be scale drawings.  
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.  
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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