Poppy Lane

Soulbury Leighton Buzzard, LU7 0GS

Offers In Excess Of £900,000

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We are delighted to offer for sale this exceptional four bedroom detached executive home, occupying a superb position within an exclusive cul-de-sac development surrounded by the Buckinghamshire countryside. Built in 2021 by Brickhill Homes to a particularly high specification, the property offers beautifully presented accommodation, with an impressive kitchen/dining/family room, substantial separate lounge, study, utility room, four double bedrooms, two en-suites and family bathroom. Further highlights include high quality tiled flooring, quartz kitchen work surfaces, bi-folding doors, a detached double garage and a beautifully landscaped rear garden. Viewing is highly recommended.

Location:
Poppy Lane forms an exclusive development of just ten individual homes in the highly regarded Buckinghamshire village of Soulbury. Surrounded by attractive open countryside, the setting combines a genuine rural feel with convenient access to Leighton Buzzard, Milton Keynes and the surrounding road network. Soulbury itself is an attractive village centred around its village green and All Saints Church, while Leighton Buzzard provides an excellent range of shopping and leisure facilities together with a mainline railway station offering direct services into London Euston. The village also falls within the Buckinghamshire education authority area and the catchment for the highly regarded Aylesbury Grammar Schools.

Ground Floor:
The property opens into a welcoming entrance hall, where the quality and contemporary finish found throughout the house is immediately apparent. Doors lead to the principal ground floor rooms, with stairs rising to the first floor and a conveniently positioned cloakroom/WC. The substantial lounge is an excellent separate reception room, extending to approximately 22' in length and enjoying plenty of natural light from windows to the front and side together with French doors opening onto the garden. Undoubtedly one of the defining features of the home is the magnificent kitchen/dining/family room. Measuring approximately 25'4" x 18'9", this is a superb open-plan entertaining and everyday living space. The contemporary kitchen is fitted with an extensive range of sleek units complemented by quartz work surfaces and a large central island incorporating the hob and breakfast-bar seating. A comprehensive selection of integrated appliances further enhances the specification, while the generous proportions allow clearly defined dining and family areas. High quality tiled flooring runs throughout and a wide bank of bi-folding doors opens the room directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces. A separate utility room provides additional fitted storage and laundry facilities together with access to the side of the property. Completing the ground floor is a generous study, ideal for those working from home and large enough to provide a genuinely useful additional reception space if preferred.

First Floor:
The spacious first floor landing gives access to four excellent double bedrooms and the family bathroom. The impressive master bedroom is particularly generous, extending to approximately 18'10" in width and enjoying a pleasant outlook. This is complemented by its own fitted dressing room and a beautifully appointed en-suite bathroom featuring twin wash hand basins, bath, separate shower and WC. The second bedroom is another generous double and benefits from its own stylish en-suite shower room. Bedrooms three and four are again both well-proportioned double rooms, making this an unusually strong four-bedroom layout without a compromised fourth bedroom. The family bathroom is finished in keeping with the high standard found throughout the property, with contemporary sanitaryware, extensive tiling and a modern suite including a bath and separate shower.

Outside:
The rear garden has been extensively landscaped by the current owners to create an attractive and highly usable outside space. Immediately adjoining the house is a substantial paved terrace, ideally positioned for outdoor dining and entertaining and accessed directly from both the kitchen/dining/family room and lounge. A particularly impressive addition is the broad flight of landscaped steps installed by the owners, creating an attractive transition to the raised garden beyond. The upper section provides further lawned and planted areas while taking advantage of the property's open countryside setting. Beyond the garage is an additional area currently utilised as an allotment, providing a useful and productive further section of garden.

Double Garage:
A detached double garage sits alongside the property and provides excellent parking, storage or workshop potential, with a generous driveway to the front providing further off-road parking.

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

Total Area: 2575 ft²

All measurements are approximate and for display purposes only

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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