



Substantial period house with wonderful views over private parkland and countryside.

Home Farm, Liscombe Park, Soulbury, Buckinghamshire LU7 0GF (*postal address, Nr Leighton Buzzard, Bedfordshire*)

Freehold

savills

Wonderful country setting • Over 4000 sqft of living space • Six bedrooms • Five reception rooms • Stylish interior • Gardens and paddock of about 2.09 acres • Lovely views over private parkland and countryside • Excellent range of outbuildings • Oak framed car port

Local Information

Mileages Approx: Leighton Buzzard 2.5 miles with mainline station to London Euston from 29 minutes, Central Milton Keynes 12.5 miles, Aylesbury town 10 miles with mainline station to Marylebone from 40 minutes, Bedford town centre 24 miles.

Home Farm stands to the south of the renowned Liscombe Park estate and less than a mile from the historic village of Soulbury. Liscombe House is a 17th-century mansion, which remains in private ownership today. The house is situated to the south of the village of Soulbury and north of another village called Wing. Wing benefits from having public houses (as does Soulbury), a local store with post office, barbers, a hair and beauty salon and junior and senior schools. Liscombe Park features a leisure and health complex and a riding stables, which is open to the public.

The village of Soulbury is within the Aylesbury Vale district of Buckinghamshire and falls within the catchment

area for the highly regarded Grammar Schools. Leighton Buzzard Station offers a regular service to London Euston, from 29 minutes. The village is surrounded by beautiful countryside and is within easy reach of Milton Keynes, Leighton Buzzard and Aylesbury. All offer an extensive array of shopping and leisure facilities including MK indoor ski slope, cinemas and theatres.

There is a fantastic choice of schools in the area, both private and Grammar, one in particular being Swanbourne House School. This is a coeducational infants' and prep school from age three for day pupils and seven for boarders, up to the age of 13. Other day and boarding schools include Akeley Wood School and Thornton College. Aylesbury provides Grammar Schools for both Boys and Girls, whilst other well renowned private senior schools can be found such as Berkhamsted Boys and Girls school in Hertfordshire and Stowe in Buckinghamshire.





About this property

Home Farm is a truly fabulous late Victorian family house, which offers substantial and stylishly presented accommodation over two floors and set in lovely gardens and grounds of about 1 acre and with an adjoining paddock to the side of about 1.09 acres; in all, about 2.09 acres.

The house was significantly improved and enlarged by the present owners some years ago and now with five reception rooms downstairs and six bedrooms upstairs, the overall space is fantastic. There are many rooms of note, not least the elegant dual aspect drawing room and bright and spacious kitchen/breakfast room, which features an Aga at one end and a lovely built-in corner seating area and table at the other. This is undoubtedly the 'hub' of the house where the family congregates, yet from here, you can step down into the bright and spacious TV and garden room where views down the garden can really be enjoyed.

For those needing to work from home, there is a great home office/study and if you have pets, in particular dogs, there is a large boot room with a door out to the rear. Within the original part of the

house and either side of the main hallway, are two rather elegant rooms, one the dining room and the other, the sitting room with a lovely open fireplace.

The house is accessed via a small porch, entering into a large double height hallway. From this hallway, a separate staircase rises to bedroom six, which is perfect for either an au-pair, teenager or even a second home office, if required, and also features its own en suite.

Off the main landing, the remaining five bedrooms can be found. The main bedroom and a bathroom opposite create the perfect principal suite, whilst two of the other bedrooms also enjoy en suites.

Outside

Home Farm is approached over its own long and private driveway with automated gates standing at the head of the drive. Once at the top, the driveway sweeps round to the left and in front of the house where parking for at least three cars can be found. At the top of the drive, a large open oak framed carport stands with a large area to the side, which is ideal for a horse trailer or something of a similar size.





There are principally two outbuildings. A larger one that can house ride on lawn mowers, a car, bikes, outdoor chest freezer etc, and a smaller brick barn. The attractive smaller brick barn is currently used for storing hay and wood, but has got planning permission to be turned into a single dwelling/outside office.

In addition to the two barns, there is a small stable block with 2 loose boxes and tack room. There is also a woodshed attached to the larger barn, which provides further useful storage.

The gardens are a particular feature with an oak framed pergola immediately to the rear with sun terrace below, and lawned gardens sweeping away from the house down to bordering hedgerows. To the front lies a pretty section of garden which includes a productive fruit and vegetable garden.

For those with an equestrian interest, there is an adjoining paddock, which is enclosed by post and rail fencing, has water supplied and features a good quality field shelter.

Tenure
Freehold

Local Authority
Aylesbury Vale District Council

Energy Performance
EPC Rating = E

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.
Telephone: 01582 465 000.





Main House gross internal area = 4,291 sq ft / 399 sq m
Garage gross internal area = 730 sq ft / 68 sq m
Outbuilding gross internal area = 547 sq ft / 51 sq m
Stables & Tack room gross internal area = 524 sq ft / 49 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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		
	50	69
England, Scotland & Wales	EU Directive 2002/91/EC	

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