



| Soulbury | Leighton Buzzard | LU7 0DR

Asking Price £3,750,000

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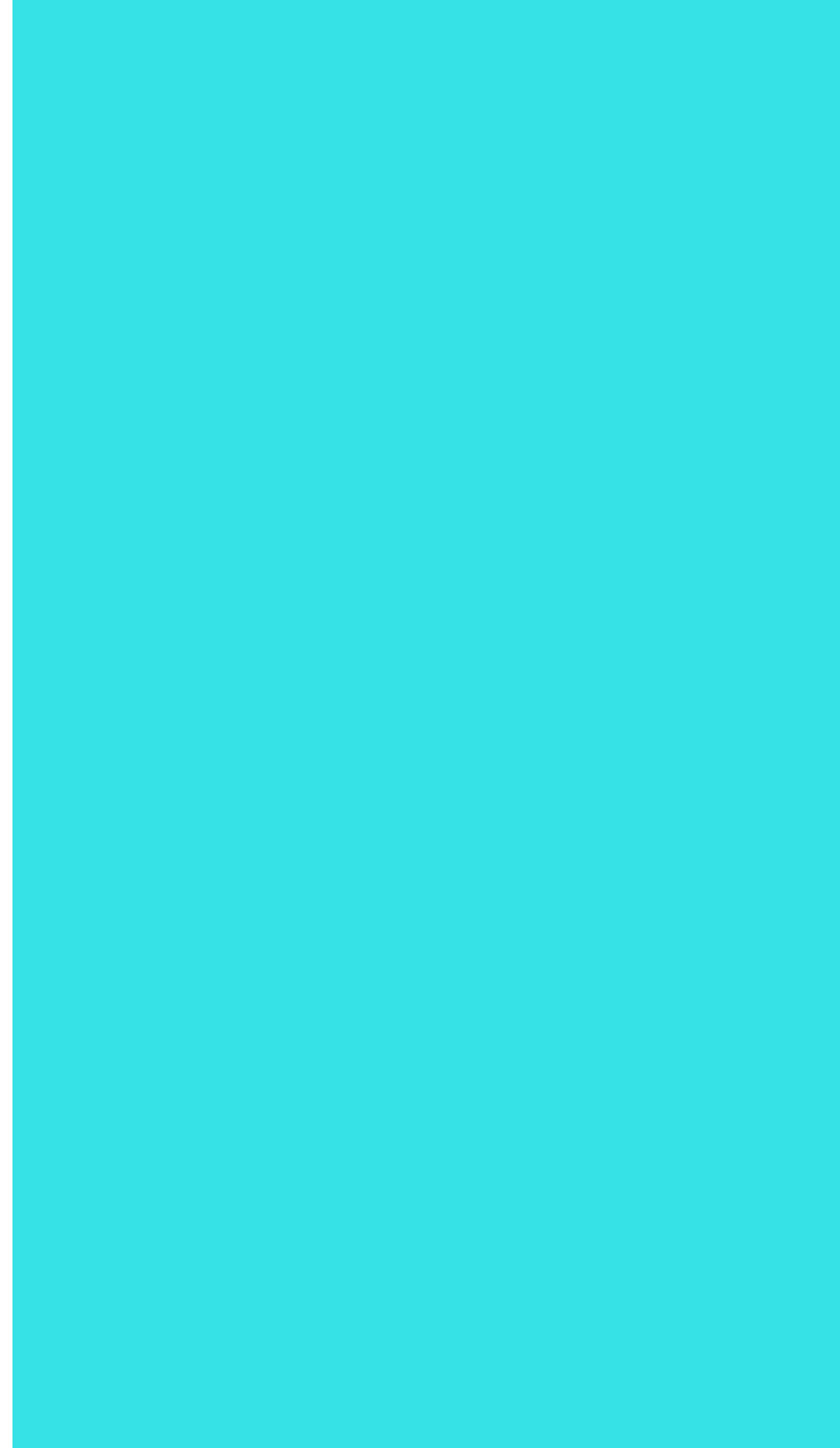
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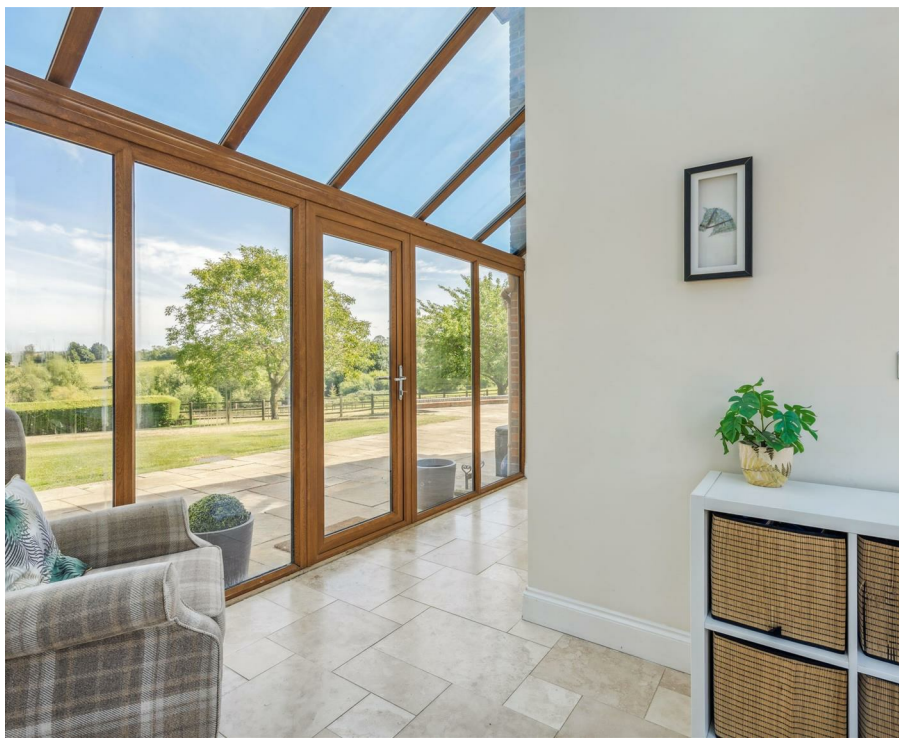
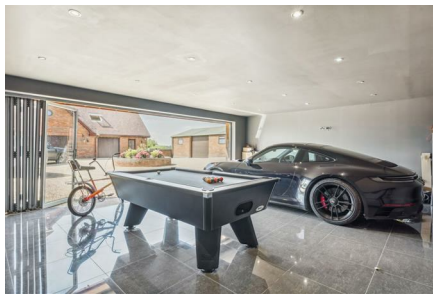
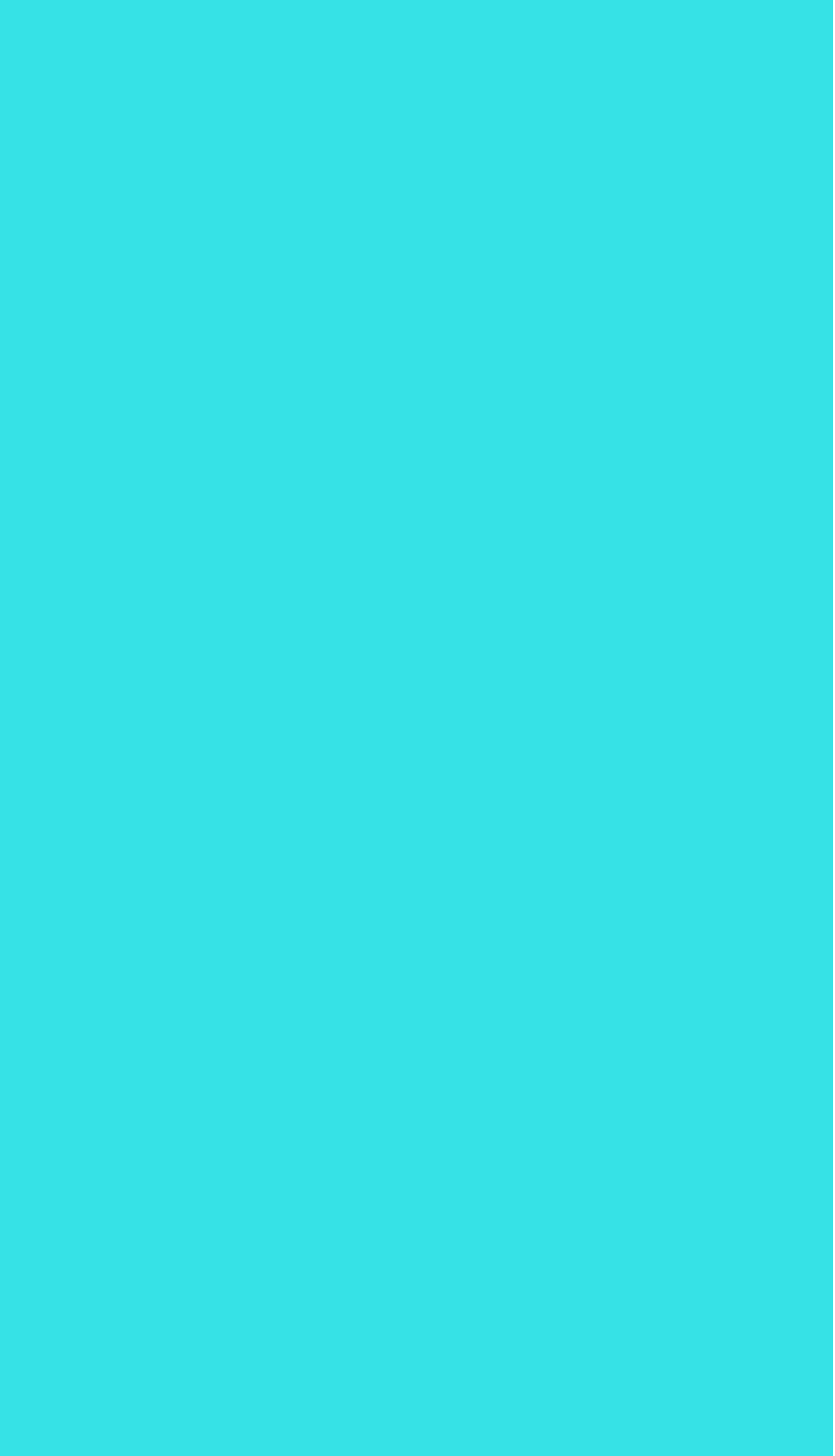
Available on the open market for the first time in 35 years is this exceptional equestrian estate with full facilities. Spanning over 11,000 square feet and accessed via electric gates and a private half-mile driveway, this property features a dream equestrian setup with 13 internal stables, 29 acres, and comprehensive facilities including a tack room, feed room, and solarium. The luxury living space includes a high-spec two-bedroom annexe, two triple garages, and a gym. The main residence is offering nearly 5,000 square feet of accommodation, including six bedrooms and five reception rooms. Situated in a prime location with excellent schools and quick access to the M1, London (under 30 minutes by train), as well as Luton and Heathrow airports (under an hour), this rare gem in an exceptional convenient location is not to be missed.

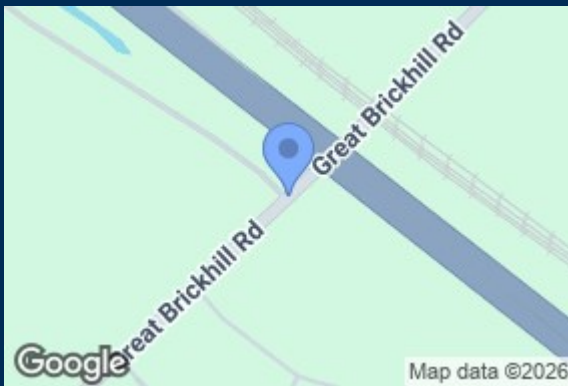
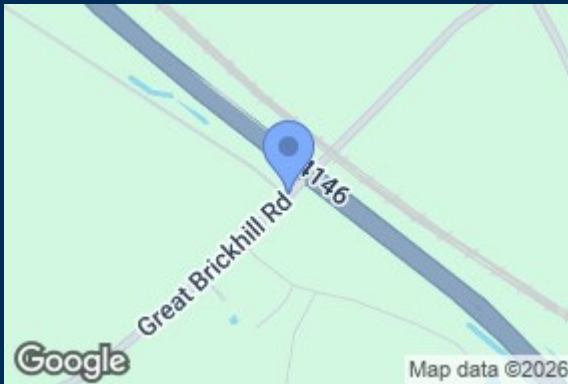
- Available on the open market for the first time in over 35 years.
- A substantial one of a kind property with over 11,000 square feet of buildings.
- Approached from the electric gates and half a mile long private driveway.
- Extensive equestrian facilities with 13 internal stables, 29 acres, tack room, feed room, solarium, menage, walker, other outbuildings and direct bridleway access.
- Detached high specification two bedroom annexe.
- Two triple garages as well as a gym.











Approximate Gross Internal Area
 Ground Floor (Including Garage) = 247.9 sq m / 2,668 sq ft
 First Floor (Excluding Void) = 166.1 sq m / 1,788 sq ft
 Annex Ground Floor (Including Garage / Gym) = 106.7 sq m / 1,149 sq ft
 Annex First Floor = 81.9 sq m / 882 sq ft
 Stables = 454.8 sq m / 4,895 sq ft
 Total = 1,057.4 sq m / 11,382 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Produced for Fine Homes Property

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	55	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Pine View
 Duck End
 Great Brickhill
 Milton Keynes
 Buckinghamshire
 MK17 9AP
 01525 261100