



High Street, Souldrop Guide Price £450,000 to £475,000

GUIDE PRICE £450k to £475k. No upward chain - offering a smoother, simpler move with no waiting games | Detached family home in a small village of just over 100 properties - offering proper peace and quiet without feeling isolated | Comfortable living room with bay window and connecting doors into the kitchen/diner - a layout that works for everyday life | Sociable kitchen/dining area running front to back - plenty of space for family meals, weekend hosting or homework while cooking | Four bedrooms with a sensible layout - no wasted space and no awkward squeeze | En-suite to the main bedroom and a full-size family bathroom with shower over the bath - practical for busy mornings and wind-down evenings | Wraparound garden with mature planting and a proper sense of privacy - without needing hours of upkeep | Double garage gives you easy storage for tools, bikes, garden kit or just less clutter in the house | Ideal for families wanting more space, remote workers seeking countryside calm, or anyone ready to swap noise for nature | Great location for commuters and families - near good schools, with Bedford and Wellingborough both under 20 minutes for shops and fast trains



GUIDE PRICE £450k to £475k. Looking For Space, Fresh Air, And A Calmer Pace Of Life? This detached home in the quiet village of Souldrop might be just what you've been waiting for. Tucked behind a mature hedge line on a quiet stretch of the village high street, Wychwood offers the kind of privacy and square footage that's hard to come by - and it's being sold with no upward chain.

Whether you're stepping up for more space, relocating for a lifestyle shift, or simply craving a slower pace with room for the family to grow, there's plenty here to get excited about.

The living room is a comfortable space to unwind in, with a wide bay window at the front that brings in plenty of natural light. There's room for a couple of sofas and your personal touches, whether that's bookshelves, storage or a small desk tucked into the corner. It connects through double doors to the open-plan kitchen and dining area, creating a natural flow between the main living spaces.

An open plan kitchen and dining area runs the full depth of the house - a sociable layout that works just as well for midweek meals as it does for family get-togethers. The kitchen is fitted in soft grey units with a full-height wall of storage and a breakfast bar, while the dining space has room for a large table and a view out to the garden. It's a bright, practical space that feels like the hub of the home.

There's also a refitted ground floor toilet for convenience - no need for guests to go upstairs to use the bathroom.



When it's time to relax and re-charge your batteries, four well-proportioned bedrooms are laid out around a central landing - ideal for families with children or guests who stay over often. The main bedroom has its own en-suite, while the family bathroom includes a full-length bath with shower over - offering both speed and space depending on the day. There's no need to compromise.

Own a car or two? - the driveway can take multiple vehicles with ease, and the double garage gives you plenty of storage options or workshop potential. The garden itself wraps around the home, with a lawned section for games and gatherings, gravel pathways, and lots of mature planting that brings colour and privacy without demanding constant upkeep.

Souldrop might be small, but that's part of the charm. There's a strong sense of community and a welcome change of pace from nearby towns. Families will appreciate being close to well-regarded schools and village life, while commuters can get to Bedford or Wellingborough in under 20 minutes for fast trains into London.

Sharnbrook is just up the road for shops and everyday essentials, and the A6 and A421 are nearby too — keeping you well connected without spoiling the peace when you're home.

For a buyer who wants a bit of space around them and a straightforward purchase process, this could be a smart and stress-free next move.

If this sounds like the home for you, contact the Leysbrook team today to arrange a viewing.



| ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - D

| GROUND FLOOR

Living Room: Approx 17' 11" x 11' 11" (5.46m x 3.63m)

Kitchen / Diner: Approx 21' 7" x 13' 7" (6.57m x 4.13m)

Downstairs Cloakroom: 5' 11" x 4' 2" (1.80m x 1.26m)

| FIRST FLOOR

Bedroom One: Approx 12' 2" x 9' 9" (3.70m x 2.96m)

En-Suite: Approx 6' 7" x 6' 3" (2.00m x 1.90m)

Bedroom Two: Approx 12' 2" x 9' 11" (3.70m x 3.03m)

Bedroom Three: Approx 12' 2" x 7' 11" (3.70m x 2.42m)

Bedroom Four: Approx 10' 1" x 9' 3" (3.04m x 2.83m)

Bathroom: Approx 7' 11" x 5' 11" (2.41m x 1.80m)

| OUTSIDE

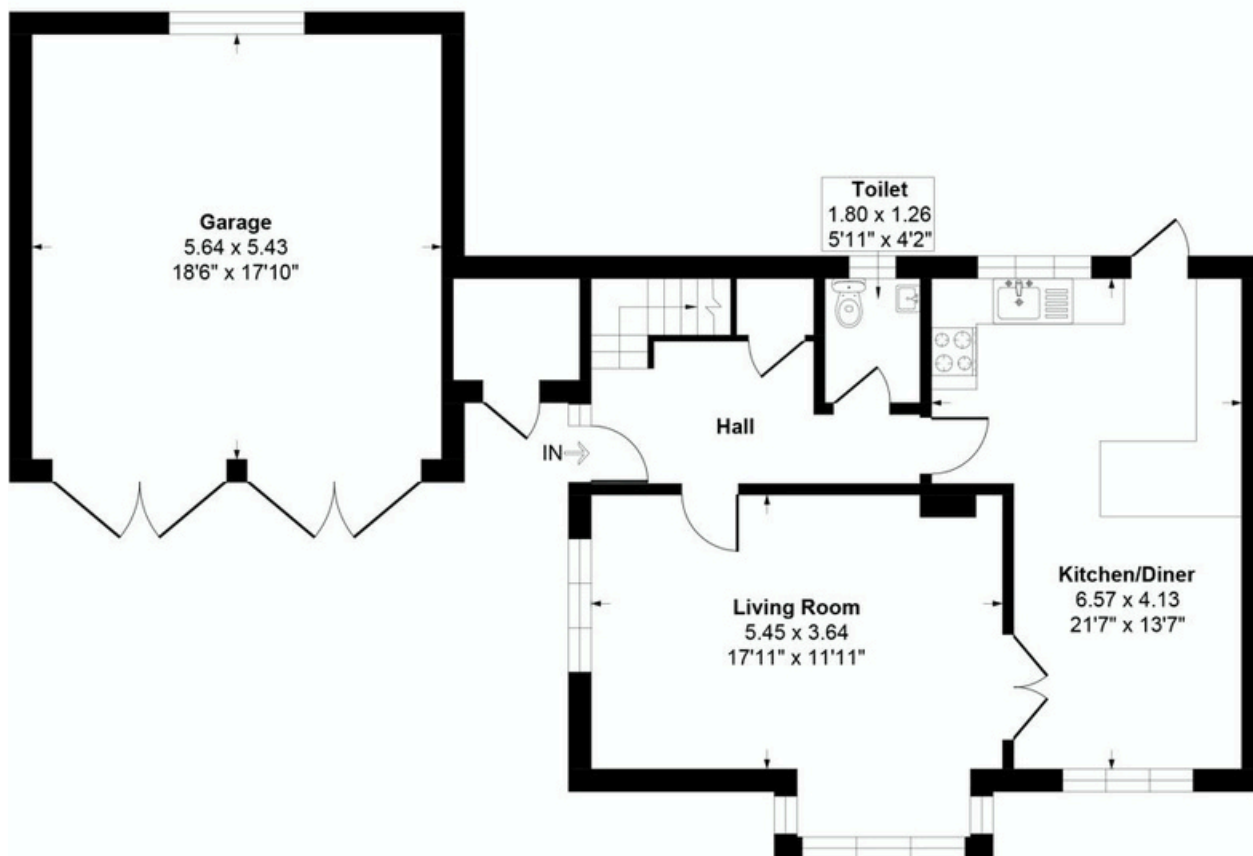
Double Garage: Approx 18' 6" x 17' 10" (5.64m x 5.43m)

Driveway providing off road parking for 4 cars



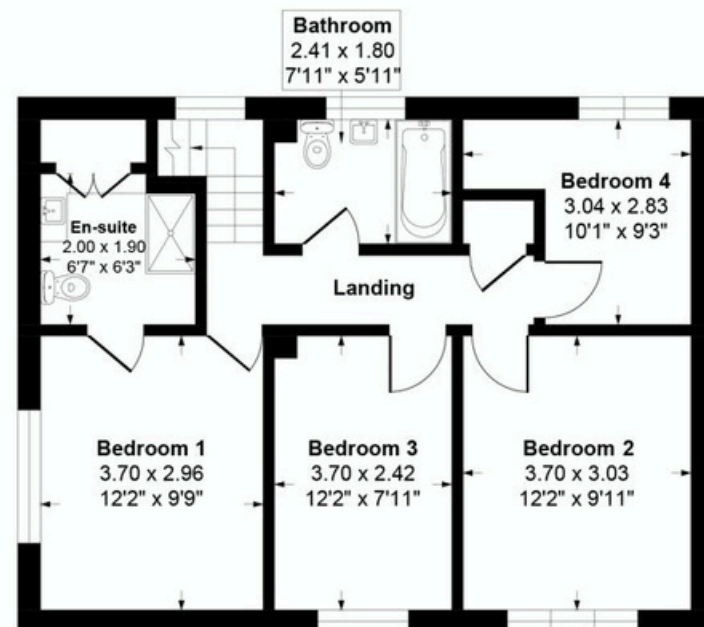
Ground Floor

Approx. 92.0 sq. metres (991.1 sq. feet)



First Floor

Approx. 56.1 sq. metres (604.0 sq. feet)



Total area: approx. 148.1 sq. metres (1595.1 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited

Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC