



BRICKHILL
HOMES

1-10 Poppy Lane,
Soulbury, Buckinghamshire



AT HOME IN THE HEART OF THE ENGLISH COUNTRYSIDE

Poppy Lane, Soulbury, is an exclusive development of just 10 brand new homes, all designed and built to a high specification by Brickhill Homes. Situated in an idyllic setting, the development offers a range of 3, 4 and 5 bedroom homes located in this highly sought after Buckinghamshire village with easy access to Milton Keynes and Leighton Buzzard train station.

The village of Soulbury is within Buckinghamshire Council, which falls within the catchment area for the highly regarded Aylesbury Grammar Schools. The village is surrounded by beautiful countryside and includes a village green, All Saints Church and the Millennium Green.

Each home at this great location has been designed to offer you the very best of modern living with specifications and finishes of an exceptional standard and offering a charismatic and architectural design.

DINING OUT



The Three Locks.

Leighton Road,
Stoke Hammond,
Milton Keynes,
MK17 9DD



Swanbourne

House School.
Swanbourne House,
Swanbourne,
Milton Keynes,
MK17 0HZ



Leighton Buzzard Railway Station.

Southcourt Avenue,
Leighton Buzzard,
LU7 2LY



Old Red Lion.

Ivy Lane,
Great Brickhill,
Milton Keynes,
MK17 9AH



Aylesbury Grammar School.

Walton Road,
Aylesbury,
HP21 7RP



Luton Airport.

Airport Way,
Luton,
LU2 9LY



The Globe Inn.

Globe Lane,
Leighton Buzzard,
LU7 2TA



Aylesbury High School.

Walton Road,
Aylesbury,
HP21 7SX



USEFUL

Tesco's Superstore.

Vimy Road,
Leighton Buzzard,
LU7 1ER



SITE PLAN

- **PLOT 1**
4 bedroom detached home
2154 sq. ft
- **PLOT 2**
4 bedroom detached home
2154 sq. ft
- **PLOT 3 - 7**
3 bedroom terrace homes
1094 sq. ft
- **PLOT 8**
4 bedroom detached home
2154 sq. ft
- **PLOT 9**
5 bedroom detached home
2470 sq. ft
- **PLOT 10**
5 bedroom detached home
2470 sq. ft





WHY BUY WITH US

Finding the perfect house to call your home requires a lot of careful consideration; you want the perfect location, great access to local amenities, great spaces and a home that is as unique as you are.

At Brickhill Homes we build stunning houses in small communities that you can fall in love with. Homes that have been carefully thought out to deliver great character whilst delivering the very best specifications and modern living spaces. Every one of our developments is unique and as such, each of our homes reflect this.

We can do this because Brickhill Homes is a small private developer that isn't interested in becoming the best-known name in the housing industry or building vast developments. We'd rather be recognised for our attention to quality, style and the very best building standards.

We design homes that fit within their local environments, taking care to pay attention to local history, features of the local towns and the character of the communities that we build in.

“

Stunning, unique homes, in perfect locations, built just for you. ”



01 PLOT 1

4 bedroom detached home

A spacious 4 bedroom detached family home with an open plan kitchen/dining/family room and large sitting room. The master bedroom features a walk-in wardrobe and en suite and bedroom 2 also features an en suite. There are a further two spacious bedrooms and a family bathroom.

KEY FEATURES

- Spacious dining kitchen with family room
- Utility room
- Large sitting room
- Spacious study
- Two en suite bedrooms
- Detached double garage
- 10 Year LABC Warranty

GROUND FLOOR

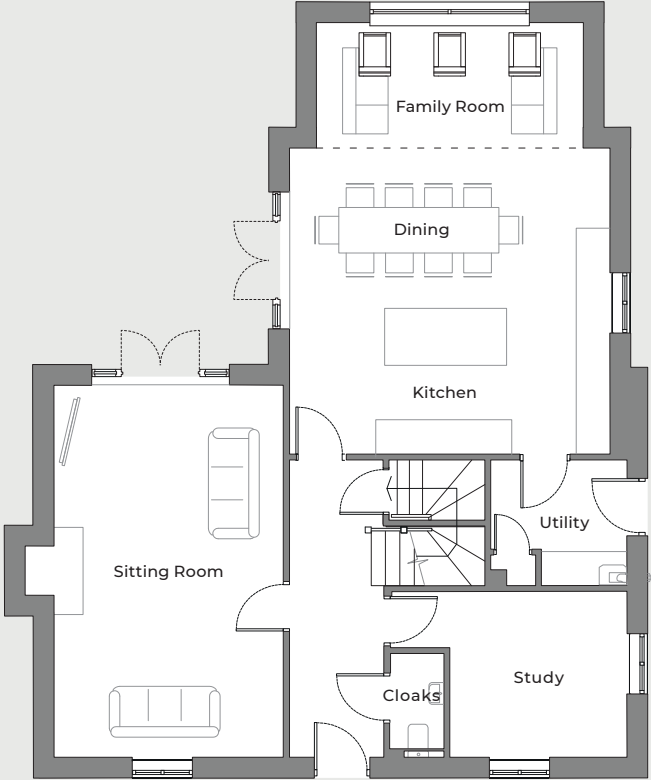
Family/Kitchen/Dining	5748	x	7745	18'6"	x	25'4"
Sitting Room	4125	x	6760	13'5"	x	22'2"
Study	3197	x	3016	10'5"	x	9'9"

FIRST FLOOR

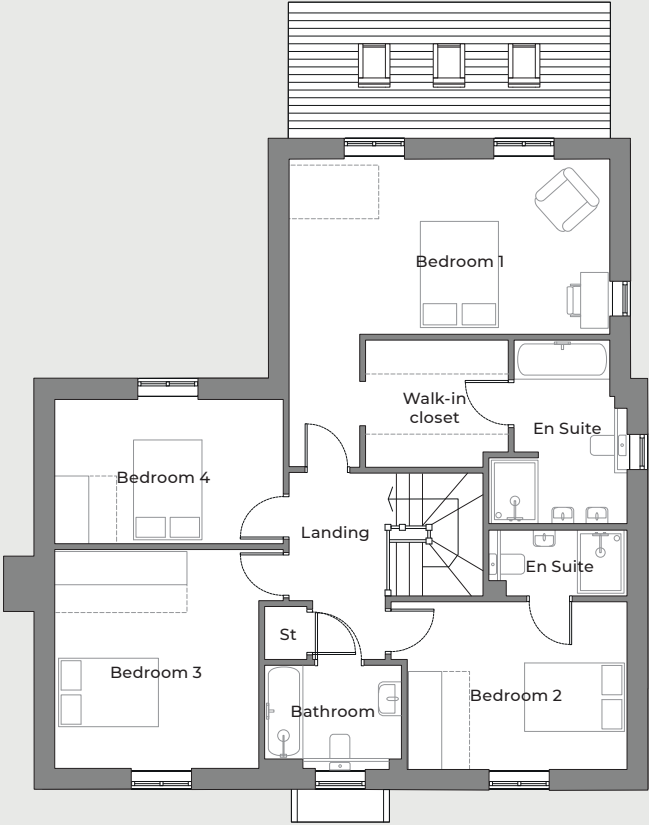
Bedroom 1	5748	x	3161	18'9"	x	10'4"
Bedroom 2	3976	x	3059	13'0"	x	10'0"
Bedroom 3	3713	x	3993	12'2"	x	13'1"
Bedroom 4	4175	x	2668	13'7"	x	8'8"

Bedroom dimensions exclude en suite, corridors & wardrobes

GROUND
FLOOR



FIRST
FLOOR





02 PLOT 2

4 bedroom detached home

A spacious 4 bedroom detached family home with an open plan kitchen/dining/family room and large sitting room. The master bedroom features a walk-in wardrobe and en suite and bedroom 2 also features an en suite. There are a further two spacious bedrooms and a family bathroom.

KEY FEATURES

- Spacious dining kitchen with family room
- Utility room
- Large sitting room
- Spacious study
- Two en suite bedrooms
- Detached double garage
- 10 Year LABC Warranty

GROUND FLOOR

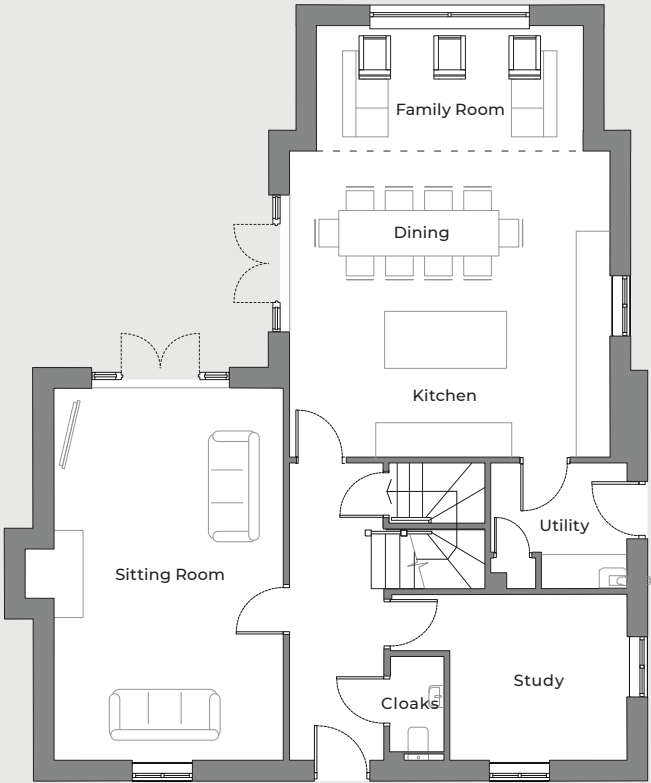
Family/Kitchen/Dining	5748	x	7745	18'6"	x	25'4"
Sitting Room	4125	x	6760	13'5"	x	22'2"
Study	3197	x	3016	10'5"	x	9'9"

FIRST FLOOR

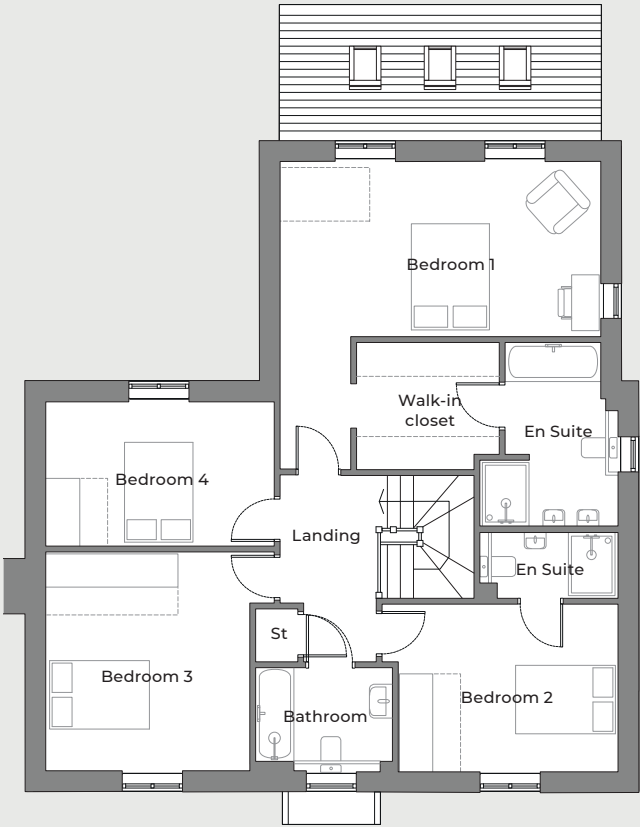
Bedroom 1	5748	x	3161	18'9"	x	10'4"
Bedroom 2	3976	x	3059	13'0"	x	10'0"
Bedroom 3	3713	x	3993	12'2"	x	13'1"
Bedroom 4	4175	x	2668	13'7"	x	8'8"

Bedroom dimensions exclude en suite, corridors & wardrobes

GROUND
FLOOR



FIRST
FLOOR





PLOT 3 - 7

3 bedroom terraced home

Spacious 3 bedroom terraced homes each with an open plan kitchen/dining room, sitting room and downstairs cloaks room. The master bedroom features an en suite and there are a further two spacious bedrooms and a family bathroom.

KEY FEATURES

- Spacious dining/kitchen room
- Large sitting room
- En suite to bedroom 1
- Parking for 2 cars at rear
- 10 Year LABC Warranty

GROUND FLOOR

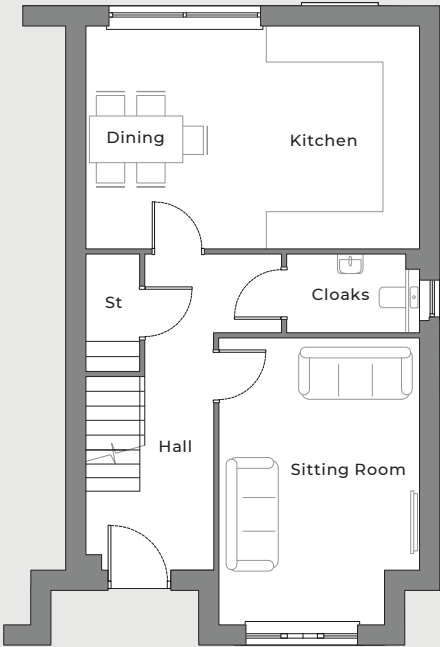
Kitchen/Dining	5436	x	3643	17'8"	x	12'0"
Sitting Room	3273	x	4684	10'7"	x	15'4"

FIRST FLOOR

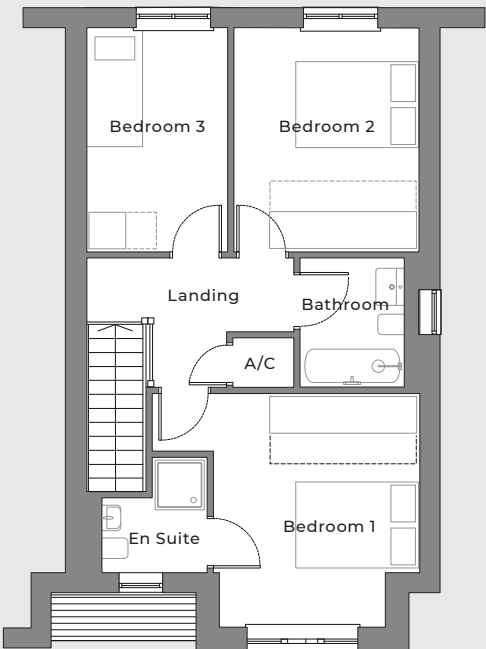
Bedroom 1	3372	x	3828	11'2"	x	12'6"
Bedroom 2	3037	x	3660	10'0"	x	12'0"
Bedroom 3	2299	x	3660	7'5"	x	12'0"

Bedroom dimensions exclude en suite, corridors & wardrobes

GROUND
FLOOR



FIRST
FLOOR





08 PLOT 8

4 bedroom detached home

A spacious 4 bedroom detached family home with an open plan kitchen/dining/family room and large sitting room. The master bedroom features a walk-in wardrobe and en suite and bedroom 2 also features an en suite. There are a further two spacious bedrooms and a family bathroom.

KEY FEATURES

- Spacious dining kitchen with family room
- Utility room
- Large sitting room
- Spacious study
- Two en suite bedrooms
- Detached double garage
- 10 Year LABC Warranty

GROUND FLOOR

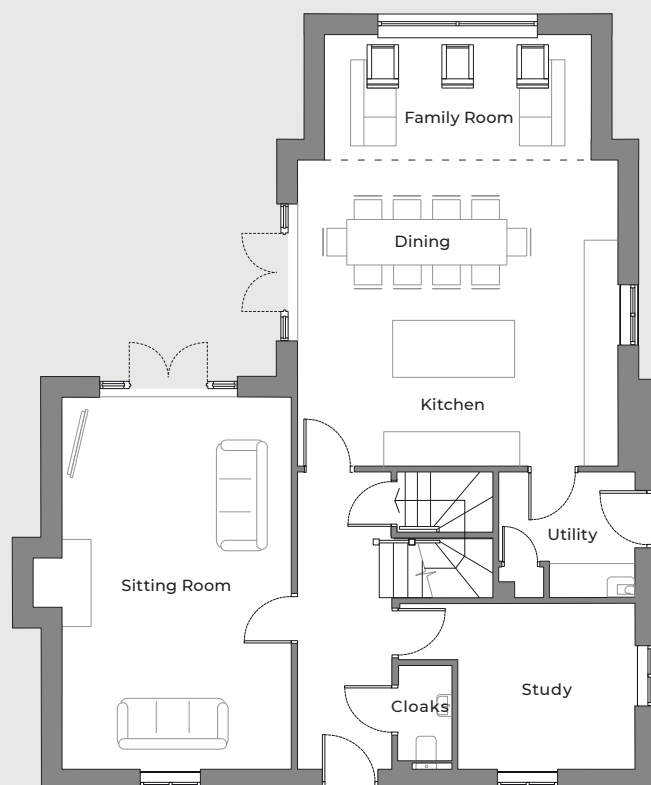
Family/Kitchen/Dining	5748	x	7745	18'6"	x	25'4"
Sitting Room	4125	x	6760	13'5"	x	22'2"
Study	3197	x	3016	10'5"	x	9'9"

FIRST FLOOR

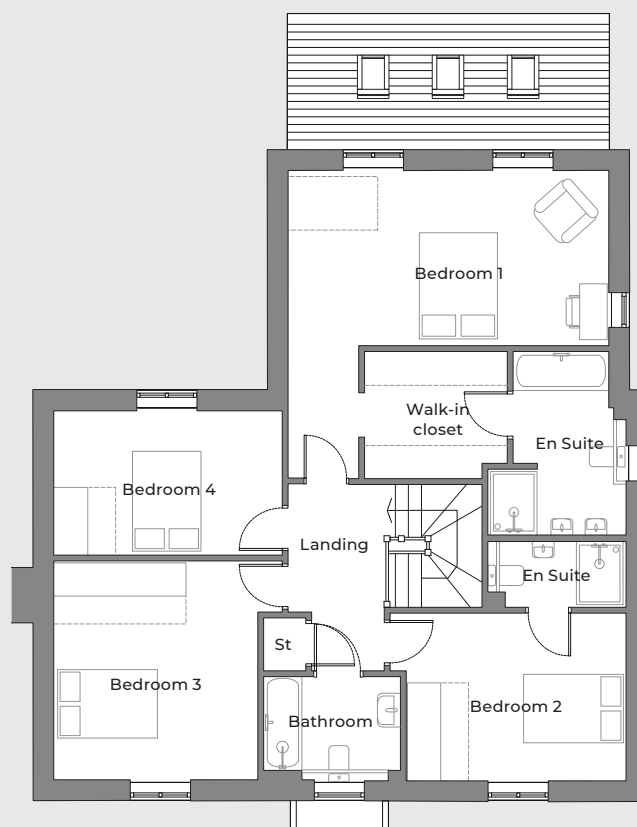
Bedroom 1	5748	x	3161	18'9"	x	10'4"
Bedroom 2	3976	x	3059	13'0"	x	10'0"
Bedroom 3	3713	x	3993	12'2"	x	13'1"
Bedroom 4	4175	x	2668	13'7"	x	8'8"

Bedroom dimensions exclude en suite, corridors & wardrobes

GROUND FLOOR



FIRST FLOOR





09 PLOT 9

5 bedroom detached home

A stunning 5 bedroom detached family home with an open plan kitchen/dining/family room and large drawing room and utility room. The master bedroom features a walk-in wardrobe and en suite and bedrooms 2 and 3 also features en suites. There are a further two spacious bedrooms and a family bathroom.

KEY FEATURES

- Spacious dining kitchen with family room
- Utility room
- Large sitting room
- Spacious study
- Two en suite bedrooms
- Double garage
- 10 Year LABC Warranty

GROUND FLOOR

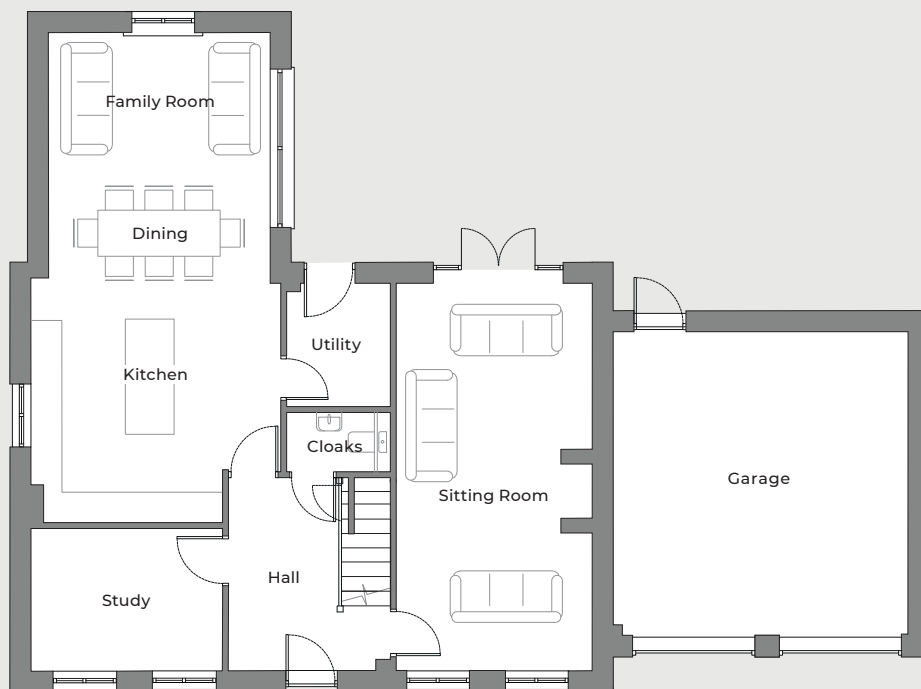
Family/Kitchen/Dining	4803	x	9463	15'8"	x	31'0"
Sitting Room	3750	x	7548	12'3"	x	24'8"
Study	3674	x	2741	12'1"	x	9'0"
Garage	5775	x	5910	18'9"	x	19'4"

FIRST FLOOR

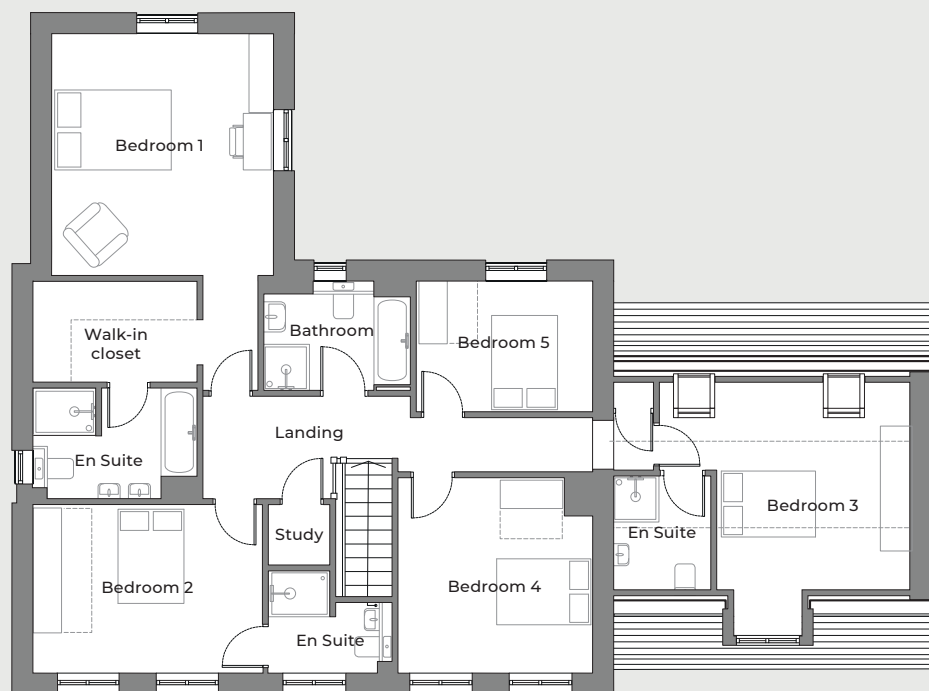
Bedroom 1	4285	x	4657	14'1"	x	15'3"
Bedroom 2	4421	x	3246	12'2"	x	10'6"
Bedroom 3	3730	x	4018	18'8"	x	13'2"
Bedroom 4	3800	x	3763	12'5"	x	12'3"
Bedroom 5	3450	x	2530	11'3"	x	8'3"

Bedroom dimensions exclude en suite, corridors & wardrobes

GROUND FLOOR



FIRST FLOOR





PLOT 10

5 bedroom detached home

A stunning 5 bedroom detached family home with an open plan kitchen/dining/family room and large drawing room and utility room. The master bedroom features a walk-in wardrobe and en suite and bedrooms 2 and 3 also features en suites. There are a further two spacious bedrooms and a family bathroom.

KEY FEATURES

- Spacious dining kitchen with family room
- Utility room
- Large sitting room
- Spacious study
- Two en suite bedrooms
- Double garage
- 10 Year LABC Warranty

GROUND FLOOR

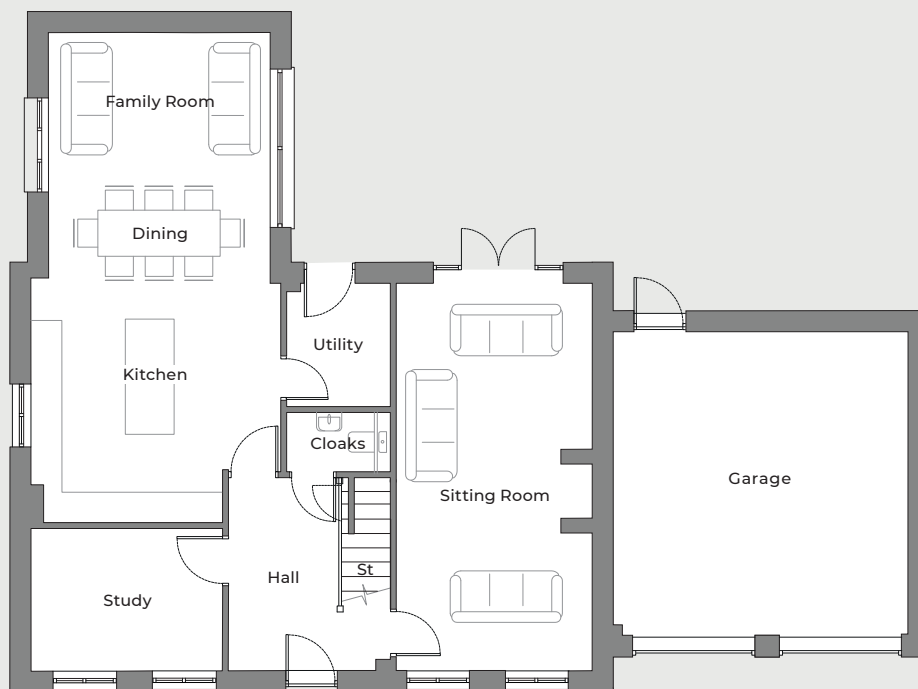
Family/Kitchen/Dining	4803	x	9463	15'8"	x	31'0"
Sitting Room	3750	x	7548	12'3"	x	24'8"
Study	3674	x	2741	12'1"	x	9'0"
Garage	5775	x	5910	18'9"	x	19'4"

FIRST FLOOR

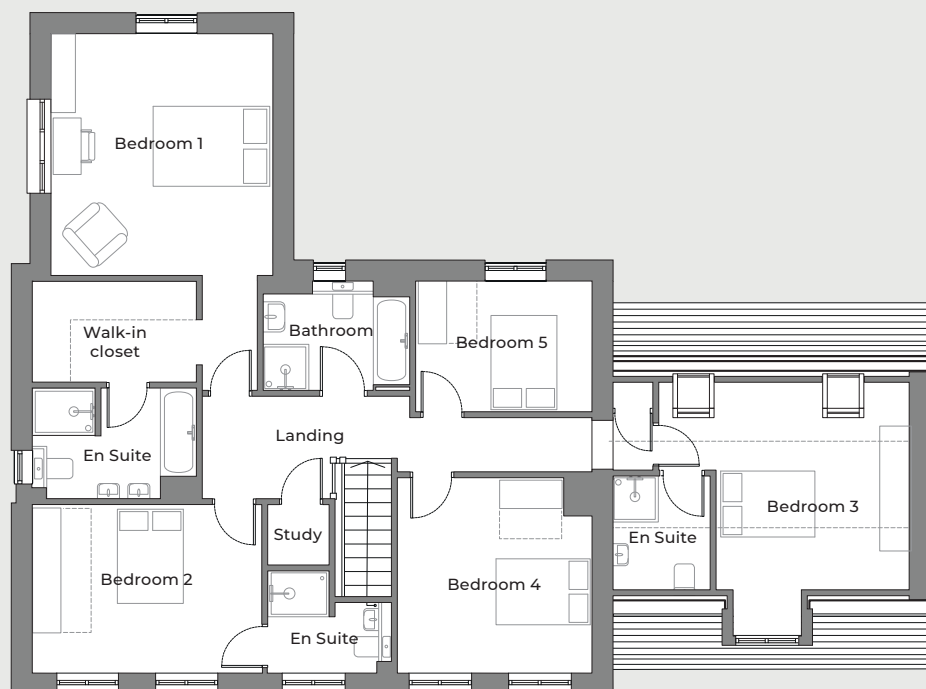
Bedroom 1	4285	x	4657	14'1"	x	15'3"
Bedroom 2	4421	x	3246	12'2"	x	10'6"
Bedroom 3	3730	x	4018	18'8"	x	13'2"
Bedroom 4	3800	x	3763	12'5"	x	12'3"
Bedroom 5	3450	x	2530	11'3"	x	8'3"

Bedroom dimensions exclude en suite, corridors & wardrobes

GROUND FLOOR



FIRST FLOOR







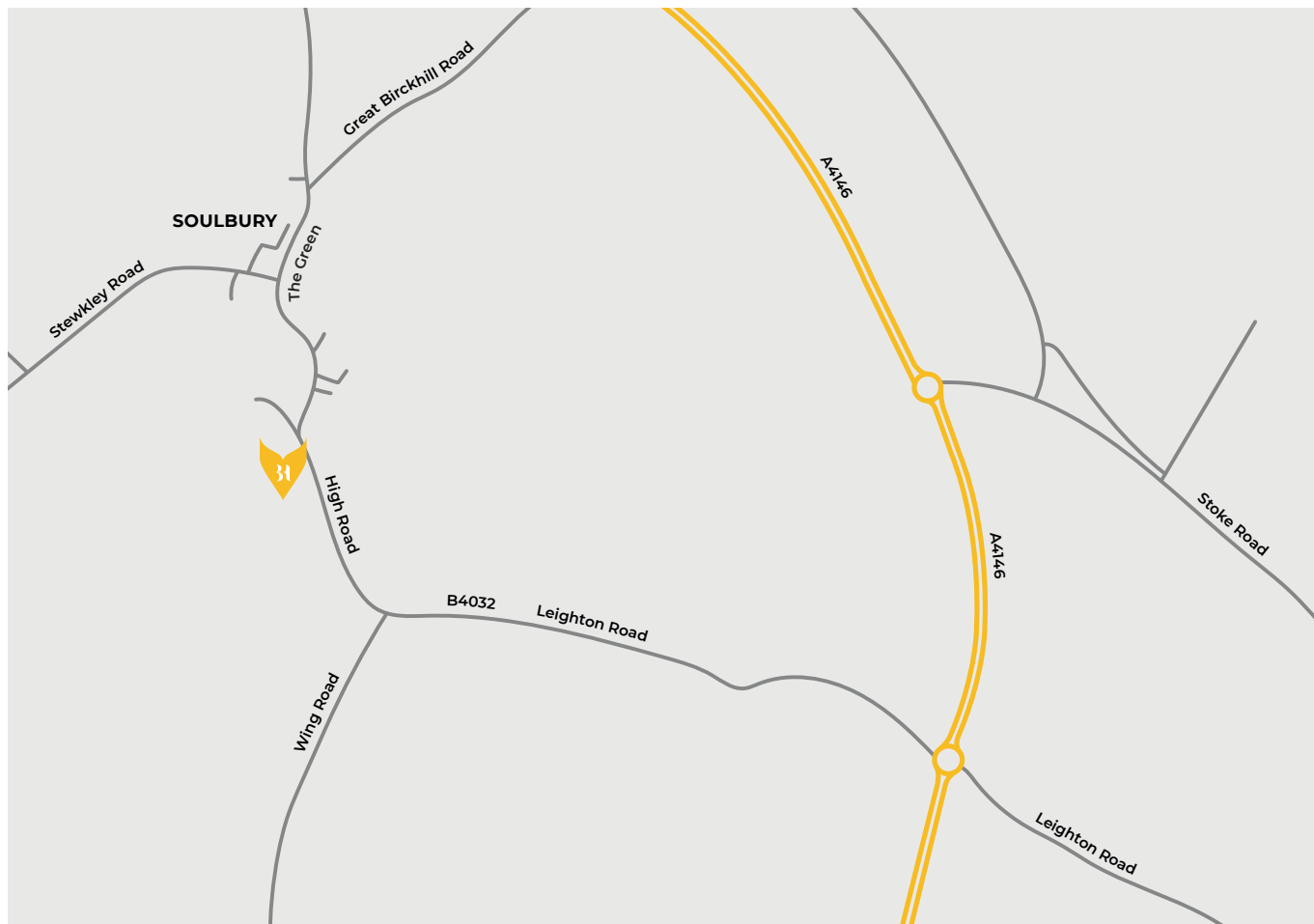
QUALITY FROM START TO FINISH

When we build our homes, one thing is at the heart of everything we do. A true belief that brilliant craftsmanship delivers the best quality finish that we can achieve. It can be seen throughout the entire process that starts with the planning of the development, through the architectural design process and right through to the final build and specification of our homes.

This means that we select the best materials and make sure that the final specification of the interior matches the quality of the home.

When you walk into one of our homes, you'll not only find great architectural features but a specification that of the highest standard from floor to ceiling with open modern living spaces.

To discover more about our specifications and the options available to you, simply talk to our agent to find out more about this development and the finishes available.



DIRECTIONS

1

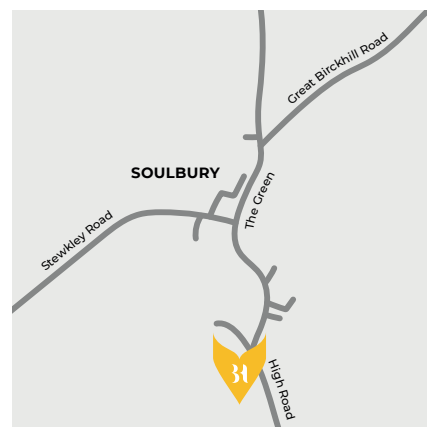
Please use the postcode LU7 0BZ in your sat nav.

2

Soulbury can be found by taking the B4032 turning from the A4146 from the north or the south.

3

Follow the B4032 (Leighton Road) for around two minutes and the development can be located on the left hand side of the road just before the The Boot public house.



1-10 Poppy Lane, Soulbury,
Buckinghamshire LU7 0GS

E: info@brickhill-homes.co.uk
W: brickhill-homes.co.uk



Get in touch with our agents
Call: 01525 851 616

