



MOAT FARM
STOKE HAMMOND

JACKSON-STOPS 



**MOAT FARM, LEIGHTON ROAD,
STOKE HAMMOND, MILTON KEYNES MK17 9DD**

TOTAL APPROX. FLOOR AREA 3982 SQ FT / 369.9 SQ M

AN IMPOSING DETACHED FARMHOUSE WITH
A 13M X 5M STUDIO BARN AND GROUNDS OF
ONE ACRE, SET IN A VILLAGE LOCATION
WITH EXCELLENT COMMUTER LINKS.



DISTANCE

LEIGHTON BUZZARD 4 MILES
MILTON KEYNES 8 MILES
M1 JUNCTION 13.9 MILES
A5 (WOBURN) 5 MILES
TRAINS TO EUSTON STATION
FROM 30 MINUTES

GROUND FLOOR

- Entrance hall
- Sitting room
- Dining room
- Study
- Garden room
- Kitchen/breakfast room
- Family room
- Cloakroom
- Large cellar

FIRST AND SECOND FLOORS

- Five bedrooms
- Two bathrooms

OUTSIDE

- One acre plot
- Large driveway and parking area
- 42ft x 17ft (12m x 5m) party barn/studio
- Assorted garden, log and tool stores
- Pleasant landscaped gardens and orchard

INTRODUCTION

Moat Farm is a substantial Grade II Listed farmhouse which enjoys a pleasant edge of village location and is within easy reach of Leighton Buzzard (Euston 30 mins) and some of the areas most sought after grammar and private schooling.

Attractively presented and in-keeping with its period character, the property has been extended with an oak framed family room to provide an ideal combination of modern and old alike – with four living rooms, a 35ft kitchen and five double bedrooms – the accommodation measures an impressive 3,982 sq ft.

Externally, Moat Farm is prominently positioned on its plot and features a large driveway for several vehicles and a southerly facing lawned garden and orchard.

Of particular note is the substantial timber framed and feather edged board studio barn and stores which provide excellent space for entertaining, hobby use or potential annex facilities (subject to necessary consents).

There are long-term development opportunities and our client has indicative drawings for two detached dwellings and a conversion of the barn to residential use. Details can be provided upon request.

A viewing is highly recommended to appreciate the lifestyle and investment opportunity on offer at Moat Farm.





GROUND FLOOR

Entering the property into a welcoming hall which has flagstone flooring with a further hall and cloakroom with washbasin and wc. Two separate staircases rise to the first floor and there are doors to the garden and cellar – measuring 7m x 6.5m – the cellar offers extensive storage.

Lying to the right, the dining room has an inglenook fireplace and useful storage cupboard. Double doors lead to a modern glazed garden room which has a pleasant view over the garden and a good size study offers a quiet space to work from home.

Forming the heart of the home, the kitchen/breakfast oak framed family room is ideal for modern living. The kitchen itself is fitted with a comprehensive range of units with a sink unit and granite work surfaces and a matching island unit has storage drawers under. Integrated appliances include an electric oven, microwave, fridge and dish washer with an AGA stove inset into a chimney housing with cupboards to either side. Flagstone flooring flows throughout and leads to the breakfast area with a central log burner and wooden flooring to the stylish vaulted ceiling family room which takes full advantage of its south facing aspect and view over the garden.

FIRST AND SECOND FLOORS

From the first staircase the principal bedroom is dual aspect and has a range of built-in wardrobes. Adjacent lies the fourth bedroom and a bath and shower room with a four-piece suite in white. A further staircase rises to the second floor.

From staircase two, there are two further double bedrooms with views to the front and rear and a second bathroom serves these rooms. An additional staircase provides access to the second floor.

A characterful room, the fifth bedroom is a good size with extra space for sofa and desk as well as a double bed. There is attractive vaulted beam work and a useful walk-in wardrobe.





OUTSIDE

Moat Farm is approached via a small bridge and has good size frontage with a driveway and parking area set around a natural shallow pond area. Lying to the right, the studio barn is a most versatile building which lends itself to a multitude of uses as a studio, home office, storage or potential annex for extended family living. The barn has ample power points, lights, storage cupboard and a toilet.

There are three attached garden tool//machinery and log stores along with a 6m x 3.6m open fronted car port.

Set to the side and rear of the property are the good size gardens which are mainly laid to lawn and interspersed with traditional trees, an orchard area and mature flower beds and borders. A full-width, paved terrace spans the rear of the house and is an ideal area for barbecues and outdoor entertaining.

The boundaries are all enclosed by fencing and hedging and there is a second gateway currently not in use which opens onto the Leighton Road.





DIRECTIONS

Entering Stoke Hammond from the A4146 bypass, proceed along Fenny Road and take the left turning into Leighton Road. Follow the road and Moat Farm is the very last property in the village on the left-hand side.

LOCATION

The village of Stoke Hammond provides local facilities including a village shop with post office and public house. In addition, there are recreational areas which also include a sports club. The world-renowned Woburn Golf Club with its three championship courses is only six miles away. A bus service runs to High Ash School and the village is in the catchment area for the renowned Buckinghamshire Grammar schools. There is also a selection of public schools within the area including Swanbourne, Akeley Wood, Stowe and the Harpur Trust schools in Bedford. Milton Keynes is close by providing extensive shopping and leisure facilities together with mainline railway station providing a link to London. Train services are also available from Leighton Buzzard to Euston from only 30 minutes and the A5 provides access to the M1 motorway. Air travel is available locally at Luton, with Heathrow, Stansted and Gatwick further afield.

PROPERTY INFORMATION

Services: Mains water, electricity, private drainage and oil central heating to radiators

Local Authority: Aylesbury Vale.

Tel: 01296 585858

Outgoings: Council Tax Band "G"

Tenure: Freehold.

EPC Rating: Exempt

Viewing: Strictly by appointment through the sole agents

Jackson-Stops. 1 Market Place, Woburn, MK17 9PZ.

Tel - 01525 290 641





Moat Farm, Leighton Road, Stoke Hammond

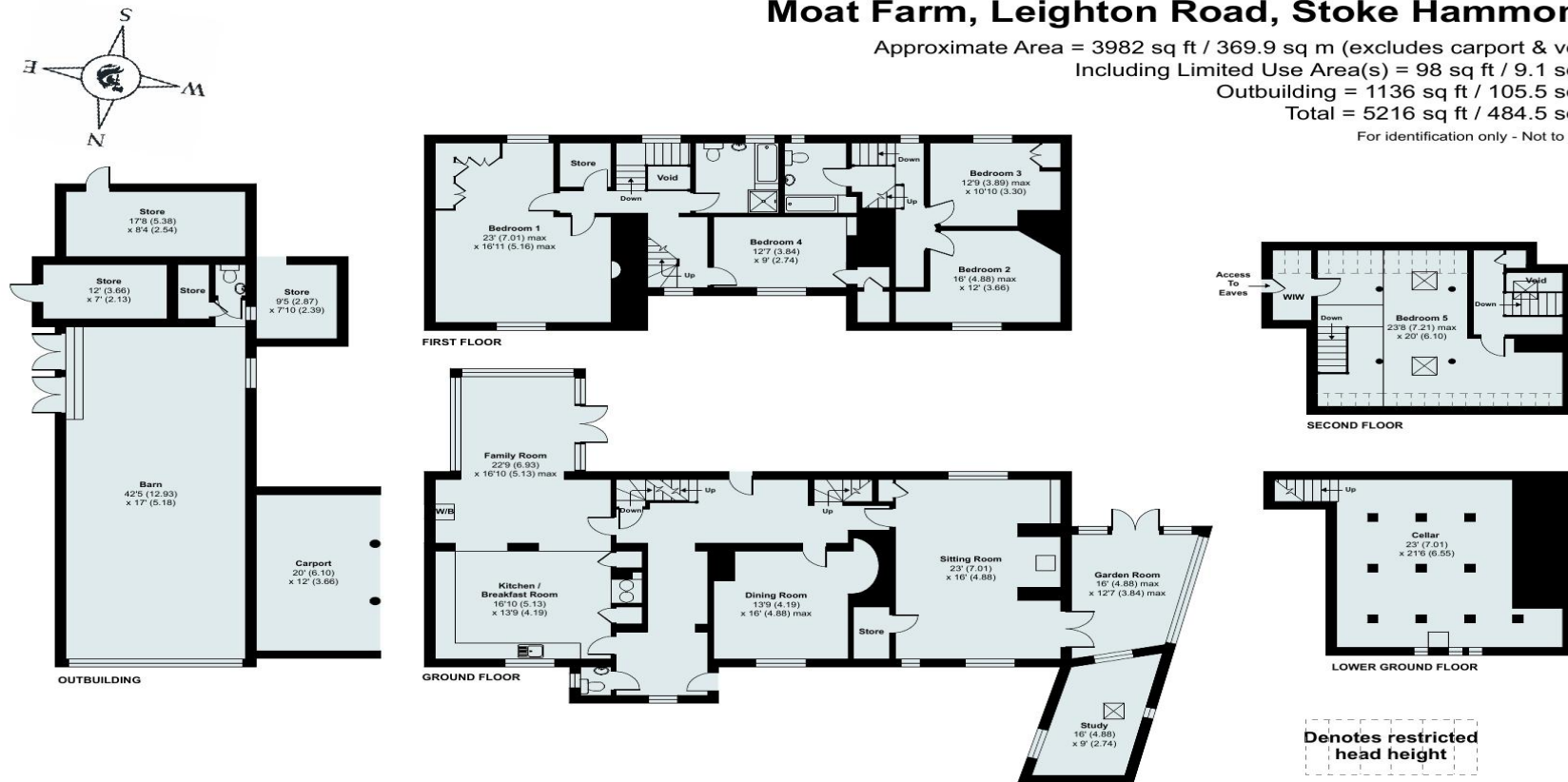
Approximate Area = 3982 sq ft / 369.9 sq m (excludes carport & void)

Including Limited Use Area(s) = 98 sq ft / 9.1 sq m

Outbuilding = 1136 sq ft / 105.5 sq m

Total = 5216 sq ft / 484.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Jackson-Stops. REF: 1264003

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

WOBURN

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