

GARDEN HOUSE
CRAFTON

JACKSON-STOPS



GARDEN HOUSE, LODGE ROAD, CRAFTON, BUCKINGHAMSHIRE, LU7 0QJ

TOTAL APPROX. FLOOR AREA 6078 SQ FT / 564.6 SQ M

A FINE AND CLASSICALLY STYLED MODERN COUNTRY HOUSE SET IN A SECLUDED HAMLET LOCATION WITH SUPERB VIEWS OVER OPEN COUNTRYSIDE.



DISTANCE

MILTON KEYNES 17 MILES
LEIGHTON BUZZARD STATION 5 MILES
AYLESBURY 10 MILES
CHEDDINGTON STATION 3MILES

GROUND FLOOR

- Entrance hall
- Kitchen/breakfast room
- Sitting room
- Dining room
- Family room
- Utility room

LOWER GROUND FLOOR

- Home cinema room and games room
- Study and bespoke wine room
- Two store rooms and the plant room

FIRST FLOOR

- Principal bedroom with two dressing rooms and ensuite
- Two further bedrooms with ensuites

SECOND FLOOR

- Three triple bedrooms
- Family bathroom or ensuite

OUTSIDE

- Double garage and separate workshop
- Walled and private gated entrance
- South and westerly facing terrace with outdoor brick gazebo
- Secluded and extensive lawned gardens with mature trees

THE PROPERTY

Offering the very best in modern living, this classically-styled detached house was constructed in 2008 with great attention to detail and finished to a high specification both internally and externally..

Set in grounds of 1.1 acres with a gated and walled driveway, double garage and southerly facing gardens, the property enjoys uninterrupted views over open countryside.

Internally, the accommodation is perfect for today's lifestyle with a welcoming hall, individual reception rooms and the much-in-demand open plan kitchen, breakfast and family room with doors opening onto a large terrace, outdoor kitchen area and the formal garden.

The living space is ideal for every day needs as well as entertaining with an excellent lower ground floor providing a whole level for leisure including a cinema room, games room/ gym, bespoke wine room and study areas.

Whilst on the upper floors there are six substantial bedrooms with four ensuites including an impressive principal bedroom having two dressing rooms, a particularly spacious ensuite and an accessible balcony offering delightful views.

With thoughts of the future the property benefits from fibre broadband, zoned underfloor and radiator heating via ground source heat pump. RAKO finger touch scene and mood lighting and principal rooms with ceiling speakers and data outlets and cabling.

A viewing is highly recommended to appreciate the quality of the Garden House, the location and the lifestyle opportunity on offer.








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GROUND FLOOR

The property is entered via a period-style door with fanlight above, which leads to a welcoming hallway having a guest cloakroom with stylish sanitaryware and fitted coat and shoe/boot storage cupboards.

Stairs lead down to the lower ground floor and an oak staircase rises to the first and second floors. Either side of the hallway are the family room and dining room with the dining room having double internal doors opening into the formal sitting room. Again, dual aspect this room has a focal central fireplace and twin sets of French doors opening onto the terrace and garden.

Forming the heart of the home is the open plan kitchen/breakfast and family area which is ideal for modern living with a feature island unit and cooker housing with an inset electric Aga.

Appliances include a dishwasher, microwave, wine cooler all set into an extensive range of bespoke cabinets with granite work surfaces. Two sets of double doors provide access to the terrace for outdoor dining and there is ample space for a family sized table and chairs, sofa etc. A separate utility room and a second “gardener’s” cloakroom complete the ground floor.

A purpose-built lower ground floor offers extensive living space and is currently arranged as a superb cinema room, spacious games room, home office/study, additional storage rooms and a bespoke glazed wine room.









FIRST FLOOR

Three bedroom suites flow from the first floor landing and a further set of stairs rise to the second floor.

The impressive principal bedroom takes full advantage of its position and has a large balcony enjoying uninterrupted views over the garden and countryside. The room features individual dressing rooms and a quality ensuite comprises a free-standing bath, walk-in shower and twin wash hand basins with quality complementary ceramic tiling.

Two further bedrooms on this level benefit from built-in wardrobes and their own ensuite bathrooms and the upper floor has a spacious guest room and dressing room. There are two further bedrooms and a stylishly fitted full size bathroom.

OUTSIDE

The property is approached via electric gates leading to a walled courtyard and driveway offering ample parking with a double garage and a useful garden workshop.

Immediately beyond the house, the owners have created a terrace and garden area with ample seating and a covered outdoor kitchen set to one side. Classic landscaping comprises clipped box hedges set around planted beds.

Steps lead to extensive lawns with assorted mature trees and traditional hedges offering a high degree of privacy and enclosed boundaries.













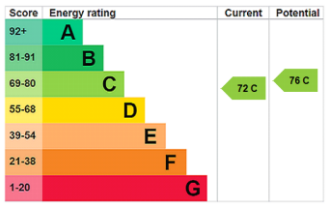


LOCATION

Crafton is an attractive hamlet located approximately one mile from the pretty village of Mentmore. Directly from the property there are some very pleasant walks and bridleways around the surrounding countryside. Local shopping can be found at Wing together with schooling for all ages. Crafton is within the catchment area for the Aylesbury Grammar Schools and an easy drive to the highly regarded Swanbourne school. Extensive shopping facilities are available at Aylesbury and Leighton Buzzard. Rail links for the commuter are excellent, with stations at Leighton Buzzard and Cheddington which connect in to London Euston. The fast train from Leighton Buzzard takes approximately 30 minutes to Euston.

PROPERTY INFORMATION

Agents note - page 11 image the rear boundary hedge is a CGI. The boundary is being formed in spring 2026.
Services: Mains water, electricity, private drainage and central heating via ground source heat pump. There is a comprehensive security system.
Local Authority: Aylesbury Vale Tel: 0300 131 6000
What3Words: cakes.solid.thread
Outgoings: Council Tax Band "H"
Tenure: Freehold.
EPC Rating: "C"





Garden House, Crafton

Approx Area = 6078 sq ft / 564.6 sq m
Garage = 351 sq ft / 32.6 sq m
Workshop = 158 sq ft / 14.7 sq m
Total = 6587 sq ft / 611.9 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). © nichecom 2025. Produced for Jackson-Stops. REF: 1381959

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