



THE BARN
CRAFTON

JACKSON-STOPS 



THE BARN, CRAFTON, BUCKINGHAMSHIRE LU7 0QJ

TOTAL APPROX. FLOOR AREA 3,565 SQ FT / 331.1 SQ M (excludes stable block & outbuilding)

A STUNNING BARN STYLE DETACHED PROPERTY BUILT IN 2000 AND ENJOYING AN IDYLIC LOCATION IN A SMALL GATED DEVELOPMENT WITH SUPERB OPEN VIEWS TO THE REAR.



DISTANCES

LEIGHTON BUZZARD 5 MILES

TRING 8 MILES

CHEDDINGTON STATION 3 MILES

AYLESBURY 10 MILES

GROUND FLOOR

- Entrance Hall
- Side Hall
- Cloakroom
- Sitting Room
- Dining Room
- Family Room
- Kitchen/Breakfast Room
- Orangery
- Laundry/Utility Room

FIRST FLOOR

- Landing
- Main & Guest Bedrooms With Ensuites
- Three Further Bedrooms
- Family Bathroom

OUTSIDE

- Enclosed Courtyard
- Drive With Parking Spaces
- Stable Block With Further Parking
- Rear Garden

THE PROPERTY

'The Barn' is a beautifully presented detached property full of charm and offering substantial family accommodation in the delightful hamlet of Crafton. The property enjoys a number of character features which include attractive fireplace, exposed timbers and oak internal doors. The property has been meticulously maintained both internally and externally and represents an ideal opportunity to acquire a distinctive home with all the modern day conveniences of 21st Century living.

GROUND FLOOR

A solid timber front door opens to an impressive entrance hall where a staircase rises to the first floor. Off the entrance hall there is a side hallway with a further timbered door to the front, this area has tiled flooring and a fitted coat cupboard. The cloakroom is fitted with a white suite comprising low level WC and pedestal wash basin, this has a window to the front and tiled flooring. The impressive sitting room is a well-proportioned reception room with windows to the front and rear plus a door to the rear garden. It has an attractive fireplace in exposed brick with a timber mantel and a flagstone hearth, it houses a log burning stove. Double doors open to the dining room with two windows to the rear. The kitchen is stunning, it is extensively fitted with a range of floor and wall mounted cupboards together with a 1½ bowl, stainless steel sink unit and extensive granite work surfaces. There is a 'RangeMaster' cooker with a five-burner gas hob, warming plate and three ovens. There is plumbing for a dishwasher, a tiled floor and a large opening to a superb oak framed Orangery which is double glazed with windows overlooking the rear garden. This is a lovely light, bright and airy room with a lantern ceiling. The laundry/utility is fully fitted with floor and wall mounted cupboards together with a deep ceramic sink. There is a split stable-style door to the rear garden plus work surfaces and a wall mounted LPG boiler which serves radiators central heating. There is plumbing for a washing machine and tiled flooring. The family room has a window to the front and a fitted store cupboard.





FIRST FLOOR

The part galleried landing is spacious with a window to the front and access to the insulated roof space. There is a double airing cupboard housing the hot water tank plus an additional double store cupboard. Bedroom one has a window to the rear with superb open views and high vaulted ceiling plus an ensuite bathroom fitted with a white suite of a standalone bath, a large shower cubicle, a low level WC and a washbasin set into a marble vanity top with cupboards underneath. There is tiled flooring and a window to the front. Bedroom two has a window to the rear with open views and built-in double and single wardrobes. The ensuite bathroom is fitted with a white suite comprising panelled bath with shower over, a low-level WC and a pedestal wash basin. There is a window to the rear with open views. Bedroom three has a window to the rear and a fitted double wardrobe. Bedroom four also has a window to the rear with open views and a fitted double wardrobe. Bedroom five has a window to the rear, again enjoying excellent views. The family bathroom has a white freestanding double ended bath, a large shower cubicle, low level WC and a sink set into a marble vanity top with cupboards underneath. There is a window to the rear.





OUTSIDE

The property is approached from the lane through double electric gates to a shared driveway which serves just three properties. In front of The Barn is parking space for several cars with access at the side of the property to the rear garden.

The rear garden is south facing and extremely private, it is enclosed with wall, mature hedging and timber fencing. This garden adjoins countryside to the rear. The gardens are extremely well-stocked with box hedging, mature trees, flower beds and borders and are laid mainly to lawn. There is a large paved terrace which is an ideal entertaining area together with a breeze house and an ornamental pond with bridge.

Opposite the property at the front is an enclosed courtyard with a stable block comprising three stables plus a tack room with adjoining utility with a sink. This area is gravelled and there is a covered wood store and a shed.





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 Milton Keynes, Aylesbury and Leighton Buzzard. Rail links for the commuter are excellent, with stations at Leighton Buzzard and Cheddington which connect into London Euston. The fast train from Leighton Buzzard takes approximately 30 minutes to Euston.



PROPERTY INFORMATION

Services: Mains water and electricity are connected. Central heating is via a LPG boiler and drainage to a Klargester shared with a neighbour.

Local Authority: Aylesbury Vale Council.

Tel: 0300 131 6000

Outgoings: Council Tax Band "G"

Tenure: Freehold.

EPC Rating: "D"

Viewing: Strictly by appointment through the sole agents

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

Tel - 01525 290 641



The Barn, Crafton

Approximate Area = 3533 sq ft / 328.2 sq m (excludes void)

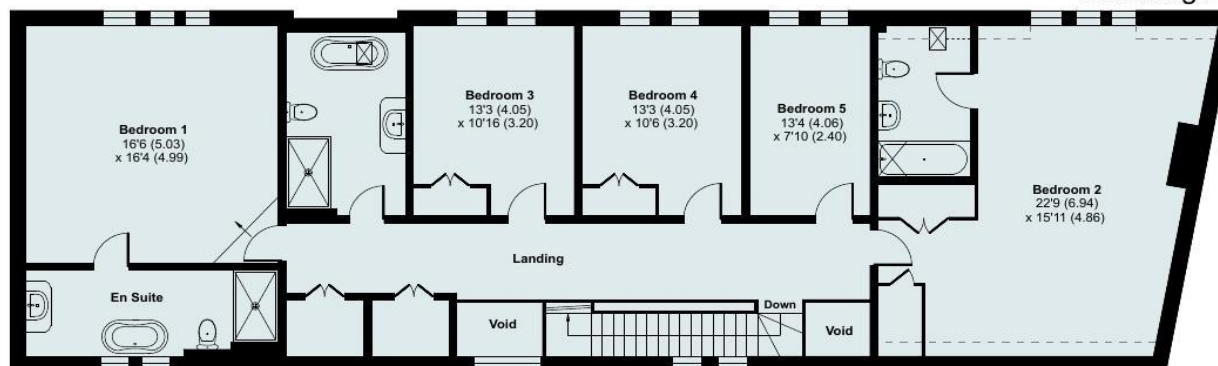
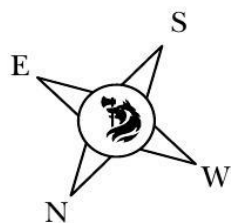
Including Limited Use Area(s) = 32 sq ft / 2.9 sq m

Outbuilding(s) = 726 sq ft / 67.4 sq m

Total = 4291 sq ft / 398.5 sq m

For identification only - Not to scale

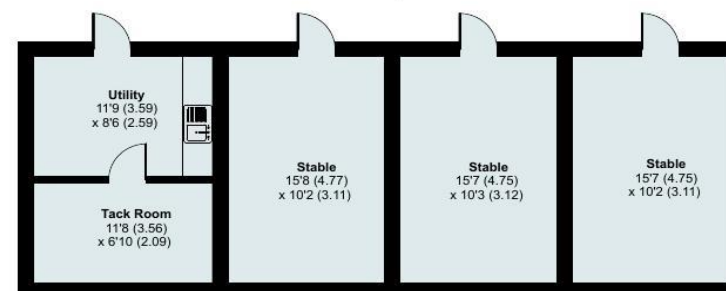
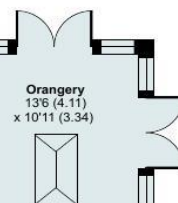
Denotes restricted
head height



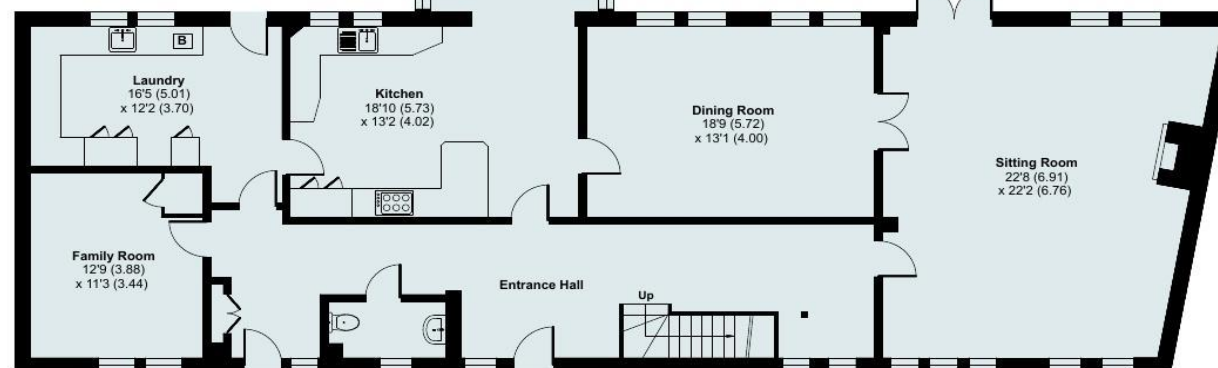
FIRST FLOOR



OUTBUILDING



STABLE BLOCK



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops. REF: 1536186



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	57 D
39-54	E		
21-38	F		
1-20	G		



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

01525 290 641

woburn@jackson-stops.co.uk

jackson-stops.co.uk



PROPERTY EXPERTS SINCE 1910