



2 Crawley Grange  
Pound Lane | North Crawley | Newport Pagnell | Buckinghamshire | MK16 9HL

FINE & COUNTRY

## 2 CRAWLEY GRANGE



*Step into a home steeped in history and indulge in a lifestyle where opulence meets centuries old architecture. This is not just a character property, it is a statement of refined living. Settle down in a room where a Queen has dined, wander through a building designed and occupied by a Cardinal and sleep in a bed where a French Queen laid her head. This magnificent country mansion has justly earned its listing in Pevsner's buildings of England.*







# KEY FEATURES

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The East Wing which we are privileged to offer for sale forms part of a skilful and sympathetic conversion to four dwellings carried out in the 1970's.

## Historical Interest

Commissioned by Cardinal Wolsey in the 16th Century as his grand residence Crawley Grange holds a rich history and entertained a Royal visitor in 1575 when the reigning monarch Queen Elizabeth I dined in what is now the living room in this magnificent property. To commemorate the event the Queen's coat of arms was engraved into a window of the East Wing. It is rumoured also that there is a secret tunnel connecting the property to the village church.

In more recent times Crawley Grange was utilised during WWII by the military to accommodate senior officers and house top secret papers formerly located at Bletchley Park.

Another interesting historical note refers to Marie Antoinette, the last Queen of France who met a rather untimely end at the tender age of only 37.. Within the property is the very bed the Queen occupied. Adorned with "Lilieve" silk, this very piece was featured on the cover of Vogue magazine photographed in the middle of the lake fronting Versailles Palace. It was acquired by the present owners and this historical artefact forms part of the exquisite furnishings which are to remain within this sale.







# KEY FEATURES

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## Accommodation

The accommodation is arranged over three floors of Crawley Grange East Wing. Features of note within this imposing building are the high ceilings, mullion windows and the original bell pull to communicate with the servants quarters.

The sitting room presents the original wood panelling and exposed ceiling beams. The majestic fireplace has an intricately carved wood surround with a prominent wood mantle, date engraved as 1686. The dining room enjoys extravagant proportions, the dining table seating 10 is set into a cosy alcove with craftsman fitted bench seating. The state of the art kitchen/breakfast room has a comprehensive range of bespoke hand crafted wall and base units with marble work surfaces and a one and a half bowl ceramic sink unit. A mobile central island has integrated recycling bins. There is an integrated Bosch dishwasher and “Mlele” appliances to include a larder fridge, a large roasting oven with an induction hob over and two Smart ovens with automatic programming and steam, grill and microwave functions. There is also a warming drawer and coffee maker. A study and shower room complete the ground floor accommodation.

The principal bedroom has a walk in wardrobe and a bathroom. Four further bedrooms are on the first and second floors in addition to an en suite shower, wet room and bathroom. The second floor “Marie Antoinette” bedroom is rather breathtaking on entry with its Queen size bed adorned with Lillie matching cushions and drapery. These are entirely coordinated with the pattern displayed on the rooms’ “Lillie” silk wallpaper. One of the other bedrooms is currently used as a cinema room and equipped accordingly. A separate suite on the top floor is suitable for an au pair or nanny and consists of a bedroom, shower, cloakroom and laundry area which houses a washing machine and dryer.

The cellar, accessed externally, offers excellent storage and a custom built illuminated wine wall.









# SELLER INSIGHT

“Nestled within 2 Crawley Grange lies a home that’s been a cherished part of our family for 23 years. We’ve poured our hearts into its restoration, reviving its essence while honouring its rich history. With original features dating back to the 17th century, like the panelling and stained-glass windows, it’s a place that whispers tales of centuries past. Queen Elizabeth I once graced its halls, and during the war, this home served as a safe haven for historical papers, preserving them for generations to come.”

“The journey begins with a picturesque drive, currently adorned with vibrant crocuses and daffodils, setting a serene and almost magical tone. It’s a welcoming haven, where the stresses of the day melt away the moment you enter.”

“Our unique neighbours include families of muntjacs and barn owls, who never fail to offer a warm greeting upon our arrival. And speaking of neighbours, they’re not just neighbours—they’re a fantastic community of like-minded individuals who have become dear friends over the years. Always ready to lend a helping hand or simply share a friendly chat, they epitomise the true meaning of camaraderie.”

“Within the walls of our home, certain rooms hold a special allure. The dining room, with its cosy drapes and ambient lighting, sets the stage for memorable gatherings. The master bedroom is a sanctuary of grandeur and opulence, offering tranquil views of the surrounding oak and cedar trees. It exudes a sense of peace and calm, ensuring a restful night’s sleep every time. Yet, perhaps the most enchanting space is what we call “The Marie Antoinette room” housing the bed of the illustrious queen herself, it exudes an air of mystique and elegance, enhanced by its appearance on the cover of Vogue magazine.”

“Outside, the gardens are a testament to our shared passion for beauty and tranquillity. Designed in collaboration with James Alexander-Sinclair, they offer a harmonious blend of English charm and Versailles-inspired elegance. In summer, the rose garden bursts into a riot of colours, it is a sight to behold. The grounds have been the backdrop for countless unforgettable gatherings, where the possibilities are truly endless. From hosting zoo animals to setting up helter skelters and even circuses on the lawn, we’ve created magical experiences for children’s parties that they’ll remember for years to come.”

“In the vicinity, there’s no shortage of charm and adventure. Classic English pubs beckon nearby, while Woburn boasts a vibrant culinary scene, with Indian and Thai cuisine taking centre stage. For outdoor enthusiasts, the mountain bike trails in Woburn woods offer endless excitement. The village is fortunate to have a fantastic, family-run corner shop that serves the community with dedication. We celebrate holidays like Halloween with festive flair and organise much loved Easter egg hunts. It’s a community that goes above and beyond, embodying the true spirit of unity and generosity.”

“As we prepare to bid farewell to this beloved abode, we do so with a mixture of nostalgia and gratitude. It’s been a sanctuary of warmth, laughter, and cherished memories—a place we’ve been proud to call home.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













































# KEY FEATURES

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## The Grounds at Crawley Grange

The property boasts breathtaking landscaped grounds meticulously tended by the community gardeners. Rolling fields surround the property providing a seasonal home for sheep and cows owned by the gardeners. The grounds of the Grange are home to a rich array of flora and fauna including a 300 year old oak and cedar tree, a family of endearing muntjac (barking deer), barn owls, partridges and red kites. Additionally there is a recently resurfaced tennis court and a heated swimming pool available only to the residents.

Residents of Crawley Grange have exclusive access to footpaths that wend their way through the nearby village and open fields.. These footpaths explore the rural surroundings of the Grange and allow enjoyment of nature at its finest. The footpaths are restricted to residents and their guests only.

The East Wing has its own private garden land of around 1 acre located in close proximity to the dwelling. These private grounds are enclosed within mature beech hedging providing privacy and seclusion. The grounds were professionally designed and serve two distinct purposes. One sector provides a superb play area for the children and there is a more adult oriented garden ideal for al fresco dining and entertaining.



Also in the ownership of the East Wing is a kitchen garden with a splendid Victorian greenhouse which has a sophisticated timed water system. There are an abundance of Roses in the kitchen garden as well as dahlias, peonies and irises. A veritable profusion of colour throughout the summer. Various fruit trees and a sitting area are also to be found here. Secure temperature controlled former stables (available for a peppercorn rent) and a garage and Gymnasium are located nearby.





# INFORMATION

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## Specification information

The sellers have made vast improvements to the specification of the property since occupation and boast a Bang and Olufsen sound and lighting system throughout. Apple TV is also integrated throughout the house and internal CCTV cameras can be controlled via an app on a smartphone. The oil fired central heating radiators are all thermostatically controlled and areas have underfloor heating. Bespoke hand crafted storage cabinets and wardrobes have been custom built to adapt to each rooms requirements.

Tenure: Freehold

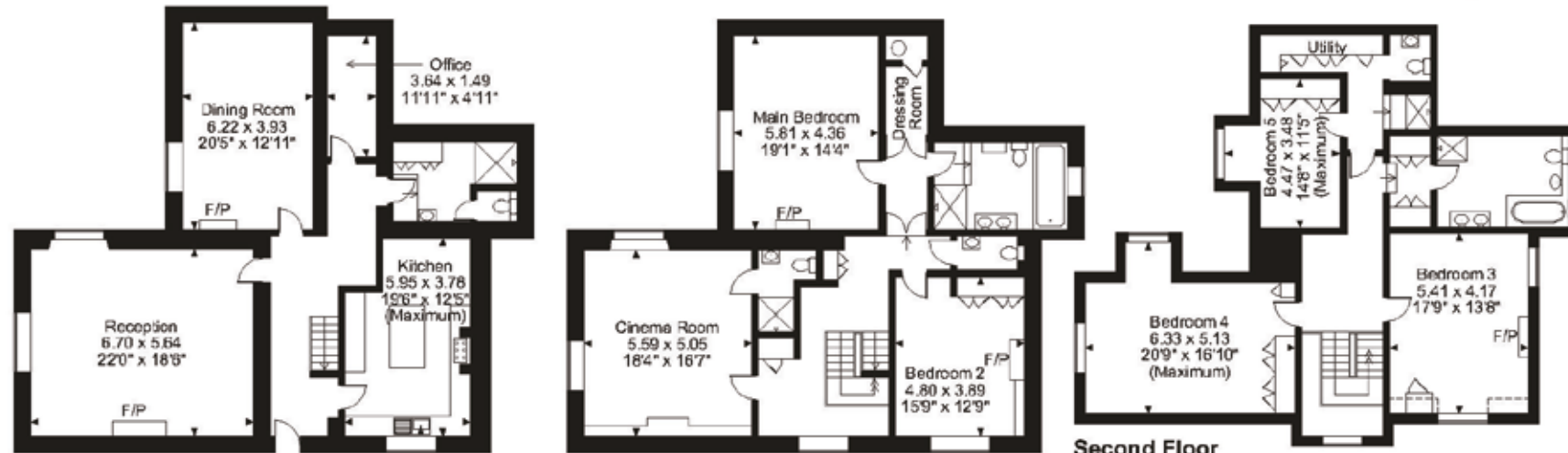
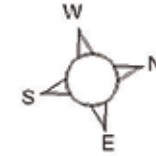
Council Tax Band: G

*Guide price* £ 1,750,000



**Crawley Grange Pound Lane, North Crawley, Newport Pagnell**

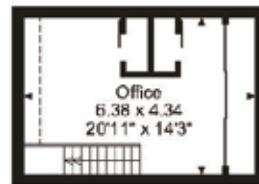
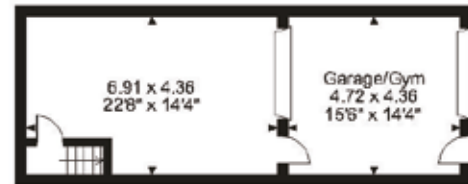
**Approximate Gross Internal Area**  
**Main House = 3835 Sq Ft/356 Sq M**  
**Garage Building = 822 Sq Ft/76 Sq M**  
**Greenhouse = 399 Sq Ft/37 Sq M**  
**Total = 5056 Sq Ft/469 Sq M**



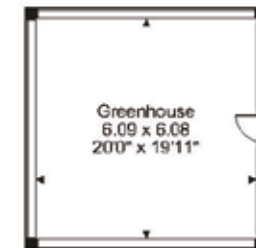
**Ground Floor**

**First Floor**

**Second Floor**



**Garage First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed









# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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