



Rocks Farm
Eakley Lanes | Stoke Goldington | Newport Pagnell | Buckinghamshire | MK16 8PA

FINE & COUNTRY

ROCKS FARM



There is a stunning introduction to “Rocks”. Access is via a gated entrance which opens to a thickly wooded drive which descends gradually to gently flowing brooks at its lowest level. The drive then rises within woodland beyond a rocky escarpment to a distinctive elevated home in a very special and secluded setting. Truly breath taking.



KEY FEATURES

This splendid home offers the perfect balance for family living and entertaining with its well planned accommodation and private formal garden. A combination of character and lateral space abound with a delightful orangery providing sweeping views over the properties own meadowland.

A secure 4 car garage with ancillary parking located adjacent under a convenient carport.

The accommodation comprises: Reception hall, Sitting Room, Orangery, Dining/family room, Kitchen/diner, Utility area, Lower ground floor bedroom with en suite, Study area, Master bedroom with dressing room and en suite bathroom, Three further bedrooms, Family bathroom, Attic room, Two professionally equipped offices, Oil fired central heating, Outbuildings and 4 acres of land.

The reception hall features an ornamental brick fireplace and leads off to a sitting room with vaulted ceiling. The sitting room has brick fireplace with bressummer beam over and housing a wood burning stove. Double doors open to the delightful "Orangery" with its sweeping vista over the properties own acreage. An extremely light room, the Orangery is advantaged by glazed rooflights, Bi-folding doors and a predominantly glazed frontage. The roof trusses are exposed to the vaulted ceiling with discreet wall lighting to the perimeter walls. An inner hall with pantry leads to the family/dining room with views and access to the formal gardens. There is an ornamental fireplace with built in book cases and flooring in engineered oak. In close proximity is the well proportioned Kitchen/breakfast room. There are a vast array of cabinets and drawer units handmade and fitted by the Fraser James bespoke kitchen company. Alongside the double bowl "Butler " sink the kitchen has integrated appliances to include two built in ovens with warming drawer, hob, extractor fan and dishwasher. Housings are available for both fridge and freezer and there is a convenient fitted breakfast bar and recycling facility. A hallway leads to the garden and incorporates a "Butler sink" and full height cupboards which secrete the central heating boiler, tumble dryer and washing machine.

Descend to the lower ground floor to a double bedroom with exposed ceiling beams and timber uprights. Again, bestowed with good natural light from the matching windows and side panels. This room has a shower room en suite.

Steps up to a galleried landing of capricious proportions which allow use in part as a study with fitted drawer, desk and shelf unit.

A hallway leads to the Master bedroom with dressing area inclusive of built in wardrobes and full en suite bathroom. The windows in the master bedroom have remote controlled blinds. There are three additional bedrooms and an attic room. A family bathroom with a 4 piece suite serves this bedroom accommodation.









SELLER INSIGHT

“Rocks Farm has served as our residence since 2007, during which time we have undertaken various enhancements, including the addition of a new kitchen, multiple extensions, and the incorporation of outbuildings.”

“The initial allure of the property lay in its tranquil setting and the paramount importance of privacy to our family. Nestled amidst acres of woodland, Rocks Farm has provided a secure environment for my children to grow and thrive. Here, they have acquired diverse skills, from learning to drive and engage in clay shooting to operating drones. Furthermore, they have actively participated in recreational activities on the land such as quad biking and rugby, advancing to county-level. Additionally, the tradition of hosting annual Easter egg hunts has become a cherished part of our family's routine.”

“The orangery is one of our favourite rooms within the home - it has provided an inviting space for entertaining guests, who invariably gravitate towards it during gatherings. The doors of the orangery opening out onto the paddocks further enhances the allure of outdoor socialising. The impressive driveway, which winds through three acres of verdant landscape before revealing the house, never fails to evoke a sense of awe in visitors.”

“Our gardens have also become a haven for wildlife, with frequent visits from storks, kingfishers, and nesting ducks, contributing to the rich tapestry of our natural surroundings.”

“The natural features of Rocks Farm, including cascading waterfalls and picturesque ponds teeming with life, have greatly enriched our daily lives. The scenic beauty, punctuated by breathtaking sunsets over our formal garden, has prompted us to enhance our outdoor experience with the addition of sunshades, allowing for comfortable enjoyment throughout the day.”

“While we do share the vicinity with neighbours, our interactions are characterised by conviviality, often culminating in enjoyable barbecues. The professional commitments of our neighbours ensure that their presence is supportive yet unobtrusive.”

“Situated in close proximity to Silverstone Circuit, Rocks Farm seamlessly combines the tranquillity of rural living with access to notable attractions, exemplifying the best of both worlds. Moreover, the proximity to Salcey Forest, with its myriad walking trails, has provided endless opportunities for exploration and rejuvenation – a place we have enjoyed as a family many times.”

“As the time approaches for us to bid farewell to Rocks Farm, I am filled with a profound sense of nostalgia, gratitude and a sense of pride for the experiences it has afforded us. The cherished memories, the privacy, the serenity of our surroundings, and the vibrant wildlife that has graced our gardens will forever hold a special place in our hearts.”*

* 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

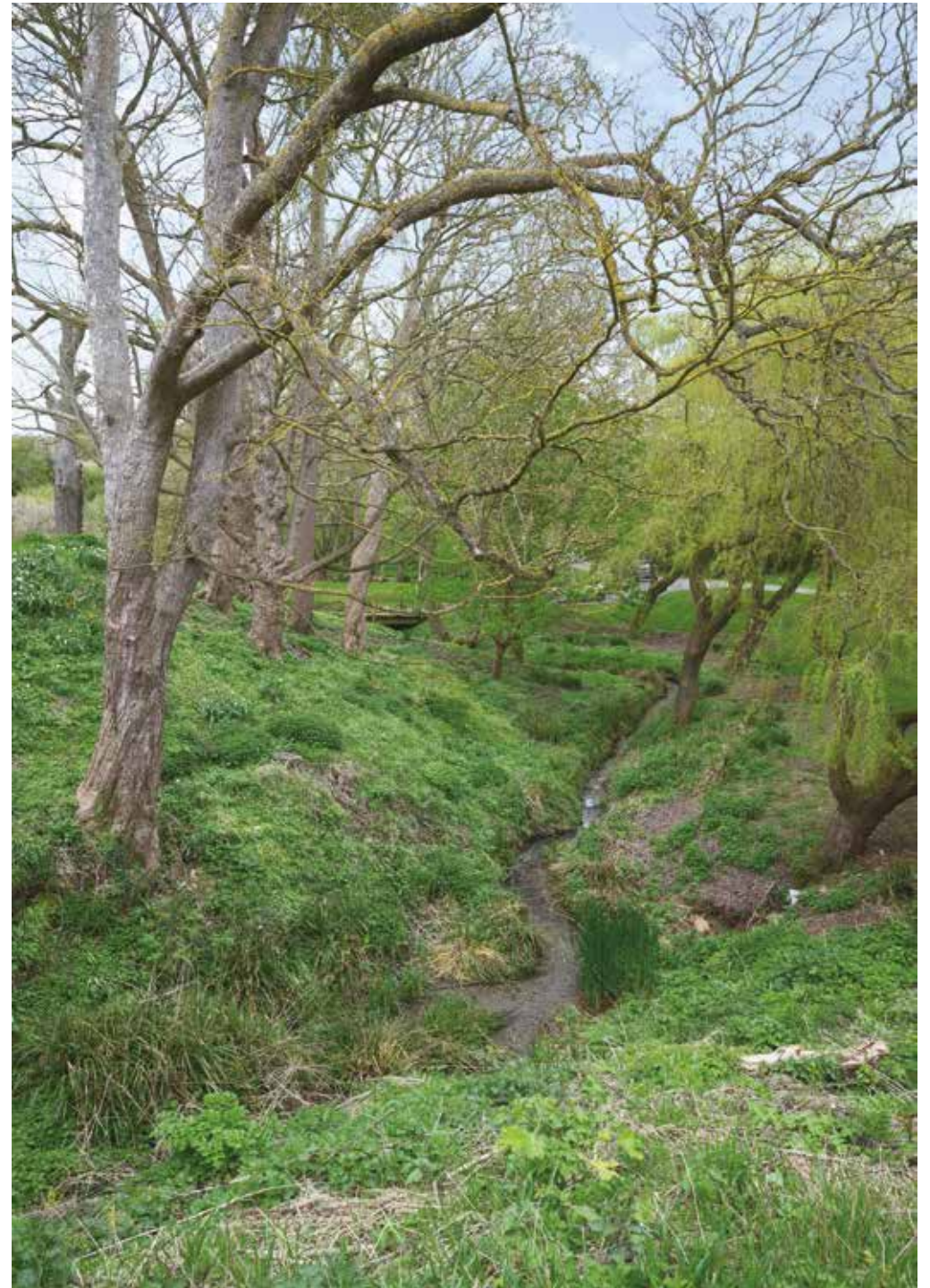
Forming part of the property though accessed externally are two sophisticated office units with their own central heating boiler, air conditioning and waste pump system. One has a bathroom and kitchen whilst the other incorporates a server room and toilet. The premises are alarmed. Nearby is a store housing freezers and a wine fridge. Additional outbuildings provide a gym and store. A large agricultural barn is used for storage of machinery.

The grounds are in excess of 4 acres with a couple of acres of closely mown paddock supplemented by the woodland and streams to the front. To the rear of the house is a timber constructed bandstand which doubles as an outdoor cinema. A little used bridgeway traverses the paddock from east to west. The garaging has cameras and can comfortably house 4 cars. Access is by gravel drive with a vast area of parking available to the front of the property.











INFORMATION

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Tenure: Freehold

Council Tax Band: F

Offers over £2,250,000



Rocks Farm Eakley Lanes, Stoke Goldington, Newport Pagnell

Approximate Gross Internal Area

Main House = 3942 Sq Ft/366 Sq M

Garages = 819 Sq Ft/76 Sq M

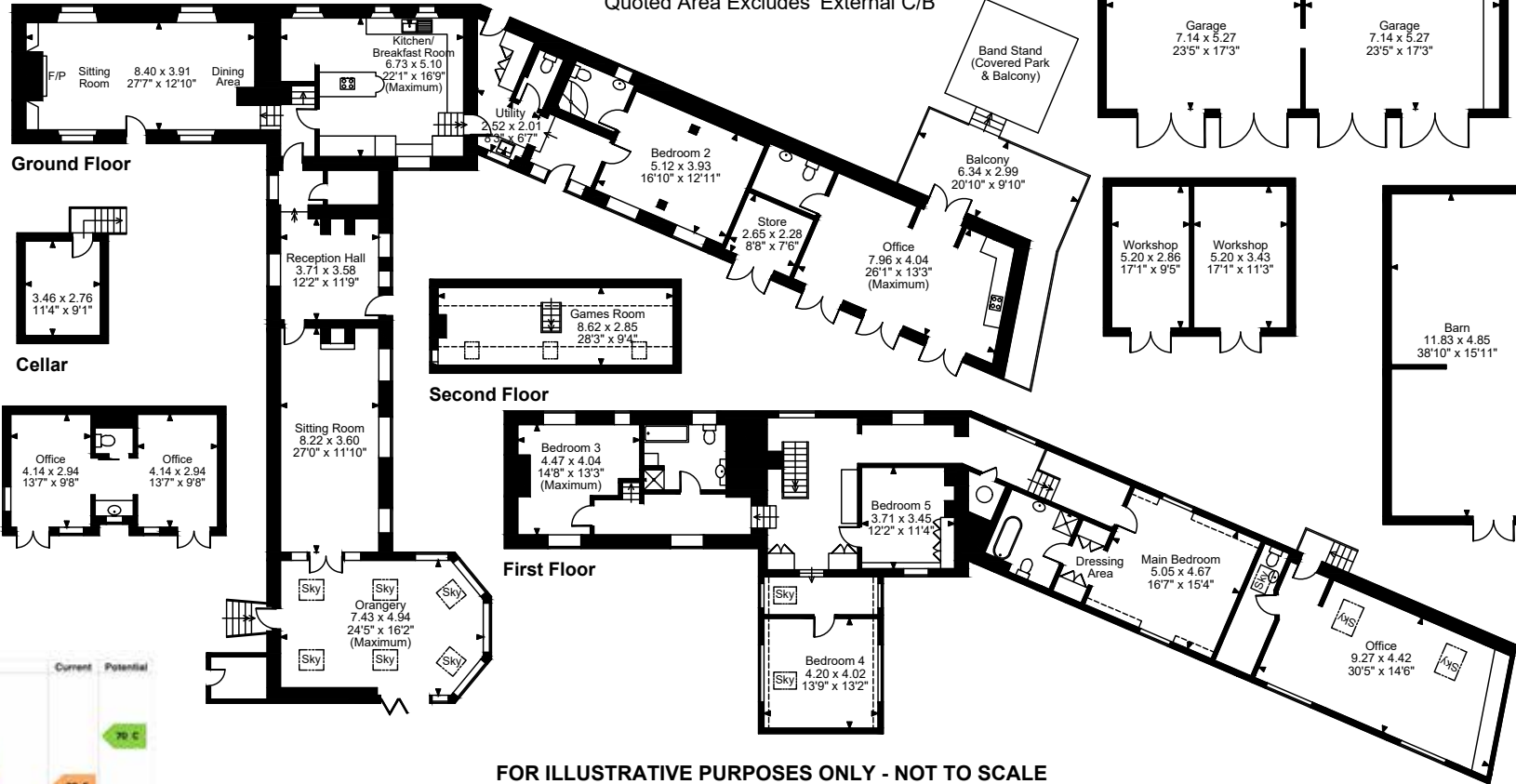
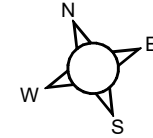
Offices = 1211 Sq Ft/113 Sq M

Outbuilding = 1042 Sq Ft/97 Sq M

Balcony external area = 261 Sq Ft/24 Sq M

Total = 7014 Sq Ft/652 Sq M

Quoted Area Excludes 'External C/B'



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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We value the little things that make a home

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