



Duplex Apartment Gayhurst

MK16 8LG

FINE & COUNTRY

Duplex Apartment Gayhurst House

MK16 8LG

This unique duplex apartment is located on the ground and first floors. It is full of character with numerous attractive features which include ornamental fireplaces, fine cornicing, high ceilings, impressive windows, some shuttered windows and historical panelling.

A beautiful parkland setting, lakes open countryside views and tennis courts.

This duplex property boasts over 3100 square feet, and offers four garages for those who are classic car enthusiasts or just require additional space, It offers superb access to Milton Keynes with rail to London Euston in under 30 minutes.

Historical interest

Gayhurst House is a magnificent Grade I Elizabethan mansion steeped in history. Although the original date of the building is 1500, arguably the date that catapulted Gayhurst House into the history books was 1581 when Queen Elizabeth I gave the estate to Sir Francis Drake as a reward. In the early 1600's the house was owned by Sir Everard & Lady Digby noted for their involvement with the gun powder plot and Guy Fawkes who is believed to have visited Gayhurst House. During the 1860's whilst Lord Carrington was residing William Burgess was commissioned to redesign certain aspects of the house. Did his redesign incorporate the creation of a secret cupboard within the accommodation. Only the new owner will have this secret revealed to them after completion of their purchase. The intricate mermaid fireplace based on the poem by Alfred Lord Tennyson along with other iron work and brace hinges are evidence of Burges' work in the drawing room and the library. At the outbreak of World War II Gayhurst House along with Bletchley Park were conscripted to the war effort and were a base for intelligence officers helping to crack the Enigma Code. Today Gayhurst House and its surrounds are home to luxurious apartments and mews houses, providing 28 households in total.





Accommodation

The accommodation comprises: Entrance Hall, Guest cloakroom, Three reception rooms. Kitchen/breakfast room, Utility room, Four bedroom suites, Two double garages, The apartment stands within 10 acres of grounds. The well tended lawns at the front of Gayhurst House can be viewed from all principal rooms.

In greater detail the accommodation in this splendid property is arranged as follows,

A magnificent common reception hall provides access to the sellers apartment and other properties within the main building. The apartment can be found through an impressive arch with solid timber double doors. These doors open into the entrance hall. This welcoming lobby has floorboards in engineered wood and built-in cupboards. Thereafter a door accesses an inner hallway where an impressive staircase rises to the first floor.

The library/study room impresses on entry with its intricate William Burgess fireplace. Setting off this room are the timber panelled walls. The woodwork is reputed to have come from the Houses of Parliament. The drawing room is generously proportioned. A major feature of this room is the William Burges stone Mermaid fireplace dated 1860. The ground floor accommodation continues with the guest cloakroom which is equipped with a large double shower cubicle, W.C. and free standing stone washbasin.

The kitchen/breakfast room is designed in bespoke fashion using solid wood crafted and fitted by the renowned Robinson Cornish company. There is an array of fitted cabinets arranged around the room. There are also central island units whilst granite work surfaces are much in evidence and a fine double bowl ceramic sink.

The dining room has a glass fronted display cabinet shared with the drawing room.

The utility room is located off the rear hall with plumbing for a washing machine.

The first floor landing has doors off to all bedrooms. On entering the master bedroom proceed through a dressing area which has a range of built in wardrobes. The bedroom has two large windows which overlook the grounds. Door to: En suite bathroom fitted with a double basin within a vanity unit, bath shower enclosure and W.C.

Bedroom two has dual aspect windows with a built-in wardrobe. Door to: En suite shower-room fitted with a three piece suite of shower cubicle, W.C. and wash basin.

Bedroom three has an en suite shower room fitted with a corner shower, W.C. and wash basin.

Bedroom four. Door to: En suite bathroom fitted with a large double walk in shower, wash basin in vanity unit and W.C.

All en suites and ground floor shower room fittings are of extremely high quality Porcelanosa whilst the ground floor WC has a freestanding stone washbasin.

Outside

The communal grounds are mainly laid to pasture and were principally designed by Capability Brown and extend to about five acres in total. Gayhurst House is approached by a sweeping 'carriage drive' overlooking a small fishing lake and a delightful 18th Century church in use from time to time for services and weddings. Two parkettes are located to the east of the house and lead onto a recreational garden. Adjacent to this garden is a small copse offering shelter to various forms of wildlife. Extending to the north of the main house are further lawns and two hard tennis courts. This property benefits from two double garages providing covered parking for four cars.

Property Information

Property Information

Management Charges: The Gayhurst Court Management Company Ltd currently charges £600.00 per month (increase due January 2021) for water supply (not metered), sewage, external lighting of the roads, maintenance of the estate roads, grounds including communal gardens, lawns and machinery, tennis courts and their use, electricity consumption in garages, management expenses and communal insurances. Buildings insurance is the responsibility of the property owner.

Services: Mains water and electricity are connected. Drainage to a communal system. Liquid petroleum gas central heating to radiators.

Local Authority: Milton Keynes Council Tel: 01908 691691, Outgoings: Council Tax Band "G" As of Oct 1 2020 £2911.92.

Tenure: Leasehold the residents retain a share of the freehold

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

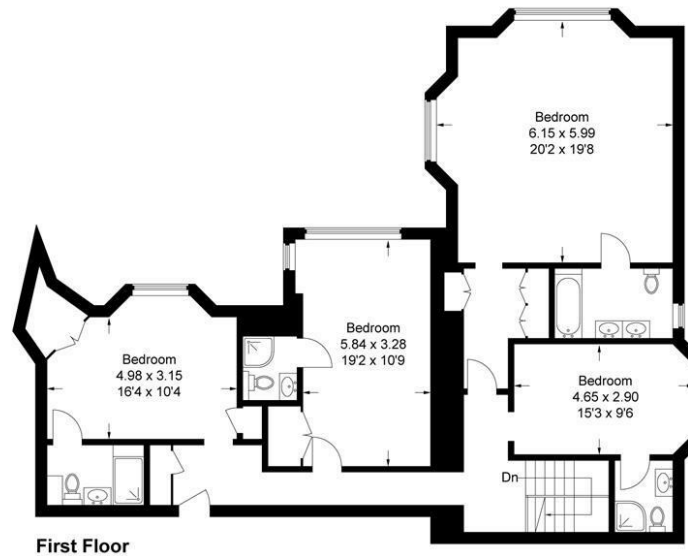
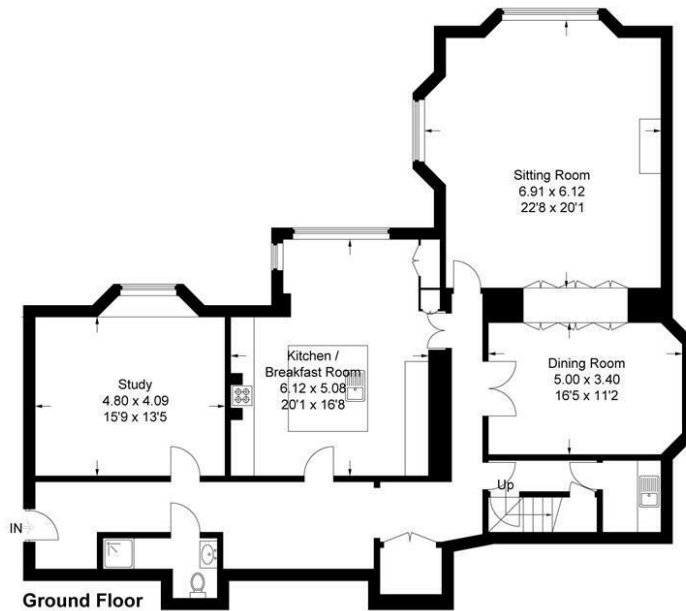








Approximate Gross Internal Area
 Ground Floor = 160.7 sq m / 1,730 sq ft
 First Floor = 152.1 sq m / 1,637 sq ft
 Total = 312.8 sq m / 3,367 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Fine & Country

FINE & COUNTRY

59 High Street, Stony Stratford,

Milton Keynes MK11 1AY

01908 713253 miltonkeynes@fineandcountry.com

www.fineandcountry.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.