



1 Stockgrove Park House, Stockgrove  
Stockgrove, Leighton Buzzard, LU7 0BB

Offers In The Region Of £775,000



# Stockgrove Park House

Stockgrove, Leighton Buzzard, LU7  
oBB

Quarters are delighted to offer for sale this five bedroom Grade II listed Buckinghamshire country home which is set in the prestigious grounds of Stockgrove Park Estate which extends some 80 acres adjoining Rushmere Country Park. Having been redeveloped in the 90's, the time has come for the property to be modernised. Number One Stockgrove Park House is ideally suited to a buyer who understands the reward of restoring a unique and historical property, providing an opportunity for the new owner to make their mark on what is surely to be a long term family home. Boasting a wealth of character throughout, accommodation comprises: Entrance hall, 21ft kitchen/breakfast room, 33ft sitting/dining room, study/library, cloakroom/WC, 36ft games room, landing with bell tower, five generous bedrooms (master with ensuite and dressing area), family bathroom and a separate shower room. Additional benefits include southerly facing private rear garden, three-phase electric supply, double garage and parking for two cars.

## Situation:

Stockgrove Park House is situated on stunning grounds of some 80 acres, adjoining nearby Rushmere Country Park. The original residence is one of the largest built in England between the wars, designed in a mock-Georgian style by the celebrated architect William Curtis Green, and erected between 1928 and 1939. The property was sold in 1996 and converted into six luxury residences, of which No. 1 houses the original bell tower, and what were once the gun room and squash court. Located within Buckinghamshire, this property falls within catchment of the sought after Aylesbury Grammar schools. No. 1 is situated within an iron railed courtyard, shared by five other properties, and to the rear boasts 180 degree vistas of the surrounding parkland and woodland, with Rushmere Country Park to the east, and spectacular sunsets to the west.

## Ground Floor:

The entrance hall provides access to the kitchen/breakfast room, sitting/dining room and cloakroom/WC, plus there are stairs leading to the first floor and basement level. The kitchen/breakfast room is bright and spacious, with dual aspect windows introducing plenty of light and providing views of the courtyard. The kitchen is fitted with a range of wall and base level units with a roll edged work surface over, and there are spaces for appliances. Wood flooring, radiators and character coving provide an insight into the stunning features throughout this property. The sitting/dining room is a grand living space, very fitting for this Grade II listed property, boasting high ceilings with character coving and windows to dual aspects with idyllic garden views. There is a dining area able to accommodate a large formal dining table, which opens to the sitting area, which has room for a good variety of furniture. There are doors into the study/library, which provides a cosy and quiet spot to pass time. A boot room provides access to the private rear garden. The cloakroom/WC has been refitted with a modern low level WC and vanity wash hand basin.





#### Basement:

At the foot of the stairs is a built in storage cupboard. An expansive 36ft long (approximately) games room sprawls across the Basement level. The room could be used for a variety of purposes, with a double opening window to ground level introducing light. To one end of the main room is a separate boiler room, whilst at the other is a store with a hatch opening through to the tank storage area.

#### First Floor:

The wooden staircase arrives on the landing which is situated directly under the bell tower. There is a built in display/storage cupboard, and the landing connects through the first floor to provide doors to the bedrooms, family bathroom and separate shower room. There are three bedrooms to one end of the landing. The master bedroom enjoys splendid views across the grounds via dual aspect windows, with an abundance of fitted wardrobe space situated in a dressing area which connects through to the ensuite shower room. Next to the master bedroom is a good sized double bedroom, also with views to the rear, plus a single bedroom. Heading back towards the bell tower there is a generous family bathroom fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath. The two remaining bedrooms both overlook the courtyard. Each of these bedrooms include wardrobe space with ample space remaining for bedroom furniture. Conveniently situated adjacent to the larger of these two bedrooms is a separate shower room.

#### Private Garden:

The rear of the property offers a southerly aspect with a gorgeous 180 degree vista of expansive well-wooded parkland from Rushmere in the east to the prospect of spectacular sunsets in the west. Off the back of the property is a paved patio area with lawns either side, and steps lead down onto a further generous lawn area bordered by a wealth of mature shrubbery.

#### Garage & Parking:

The property includes a double garage with access provided by an automatic up and over garage door, plus there is power and lighting. To the front of the property there is parking for two cars.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Approximate Area of Main House: 3469 ft<sup>2</sup> ... 322.3 m<sup>2</sup>

Approximate Area of Double Garage: 351 ft<sup>2</sup> ... 32.6 m<sup>2</sup>

Total Approximate Area: 3820 ft<sup>2</sup> ... 354.9 m<sup>2</sup>

Floor plans are for layout purposes only and are not intended to be scale drawings. All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes. Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.

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## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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