



Craylands
West End Lane | Stoke Poges | Buckinghamshire | SL2 4ND

 FINE & COUNTRY

CRAYLANDS



Set behind secure electric gates in the picturesque village of Stoke Poges, Craylands is an exceptional contemporary lifestyle property offering refined modern living with far-reaching countryside views.



KEY FEATURES

Designed with an emphasis on light, space and seamless indoor-outdoor living, the property features six bedrooms, five beautifully appointed bathrooms and a series of versatile reception spaces ideally suited to both family life and entertaining. At the heart of the home is a striking open-plan kitchen and family area, where expansive corner bi-fold doors open directly onto the terraces and landscaped gardens.

Further highlights include elevated roof terraces and private balconies enjoying peaceful green outlooks, a detached gym, and a self-contained first-floor annex ideal for guests, extended family or flexible lifestyle use.

The exterior has been thoughtfully designed to complement the architecture, with expansive entertaining terraces, bespoke lighting, water features and mature planting creating a private and tranquil setting. The property also benefits from planning permission for a contemporary leisure building offering future potential to further enhance the lifestyle appeal of the home.

Ground Floor

The property opens into a dramatic entrance hallway where floor-to-ceiling glazing and a striking floating staircase immediately establish the home's contemporary architectural style.

The hallway leads naturally into the main open-plan kitchen, dining and family space — a superb entertaining environment combining clean modern design with a relaxed and highly sociable atmosphere. The kitchen is fitted with high-specification integrated appliances and flows effortlessly into the main living area, centred around a bespoke media wall and contemporary log burner.

Full-height corner bi-fold doors blur the distinction between inside and out, opening directly onto the terraces and gardens to create an exceptional entertaining space throughout the warmer months.





SELLER INSIGHT

“Craylands offers a unique blend of contemporary design and relaxed countryside living. The property was designed to create a strong connection between the interior spaces and the surrounding gardens, with large expanses of glazing and open-plan living areas allowing natural light to flow throughout the home.

One of the aspects we have particularly enjoyed is the versatility of the space. The house works equally well for everyday family life as it does for entertaining, with the kitchen, family areas and terraces naturally extending into the outdoor spaces during the warmer months. The elevated terraces and balconies also provide peaceful views across the surrounding greenery and contribute to the calm and private atmosphere of the property.

The detached gym and landscaped grounds further enhance the lifestyle appeal, creating a home that feels both practical and tranquil while remaining exceptionally well connected to London and the surrounding areas.

In addition, the property benefits from planning permission for a contemporary single-storey leisure building and swimming pool, offering future owners the opportunity to further enhance the outdoor living and wellness aspects of the home if desired.

Overall, Craylands combines modern architecture, flexible living space and a private setting to create a home that is both stylish and comfortable in equal measure.”*

* 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.









First Floor

The first floor provides five spacious double bedrooms alongside two elegantly appointed bathrooms. The principal suite on this level enjoys its own en-suite bathroom together with direct access onto a substantial roof terrace with elevated views across the surrounding countryside.

An external spiral staircase connects the terrace directly to the garden, creating an additional entertaining and relaxation space that enhances the home's strong connection to the outdoors.









Second Floor

The impressive principal bedroom suite provides a luxurious and private retreat. This exceptional space benefits from a contemporary en-suite bathroom and access to a private balcony, offering elevated far-reaching countryside views across the surrounding landscape.









Detached Gym and Annexe

Accessed via the front courtyard, the spacious gym is ideal for fitness enthusiasts, while the first-floor self-contained annexe offers versatile additional accommodation.





Outside

The gardens and outdoor entertaining spaces form an integral part of the overall design of the property. Expansive terraces provide multiple seating and dining areas, complemented by bespoke lighting, water features and mature planting that together create a calm and private setting.

The property further benefits from approved planning permission for a contemporary leisure pavilion presenting an exciting opportunity for future owners to expand the lifestyle offering of the home.

To the front, a substantial gated driveway provides ample parking for multiple vehicles.

Location

Stoke Poges is a picturesque Buckinghamshire village, conveniently located near Gerrards Cross (3m) with train services into Marylebone Station (circa 18-20 min), Beaconsfield (4m), Slough (3.7m) & Windsor.

Stoke Poges offers excellent transport links reachable from nearby Slough Train Station which is serviced by Great Western Railway, providing frequent connections to London Paddington, Windsor & Eton Central, and Didcot Parkway. Additionally, the Elizabeth Line offers swift direct trains into London Paddington (fast train 19min), Bond Street, Farringdon, Liverpool Street, and Canary Wharf (circa 48-52 mins).

This makes Stoke Poges an ideal choice for those seeking a taste of countryside living while staying well-connected to the city. The M25, M40 & M4 motorways are all a short drive away.

South Buckinghamshire is renowned for its excellent range of schooling both state and independent and families will find plenty of outstanding schools within the Stoke Poges & wider Buckingham catchment, highly rated by Ofsted. With many of the leading UK grammar schools and independent schools a short bus ride away, in Amersham, Beaconsfield, High Wycombe, Marlow and Berkhamsted.

Sporting and recreational facilities include golf at Stoke Poges, Gerrards Cross, Denham and Beaconsfield. Flying at Denham and Booker, excellent walking (including the nearby woods at Burnham Beeches 1.8m) and riding in the surrounding countryside.



INFORMATION

Services, Utilities & Property Information

Local Authority: South Buckinghamshire

Tenure: Freehold | EPC rating: C | Council Tax Band G

Construction Type: Brick

Utilities: Water: Thames Water, Electricity: Eon, Gas: Eon

Mobile Phone Coverage: 5G is predicted to be available around your location. We advise that you check with your provider.

Broadband Availability: FTTP Ultrafast Broadband available in your area. We advise that you check with your provider.

Off Road Parking Spaces: 8-10.

Directions: Please use the following link to locate the property:

SatNav <https://what3words.com/> Postcode: SL2 4ND what3words: [///splice.knots.pile](https://www.what3words.com/#!/en-gb/what3words:///splice.knots.pile)

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Windsor and Englefield Green Louis Byrne on Tel Number +44 (0)1753 463 633

Website

For more information visit Fine & Country Windsor and Englefield Green <https://www.fineandcountry.co.uk/windsor-estate-agents>

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only

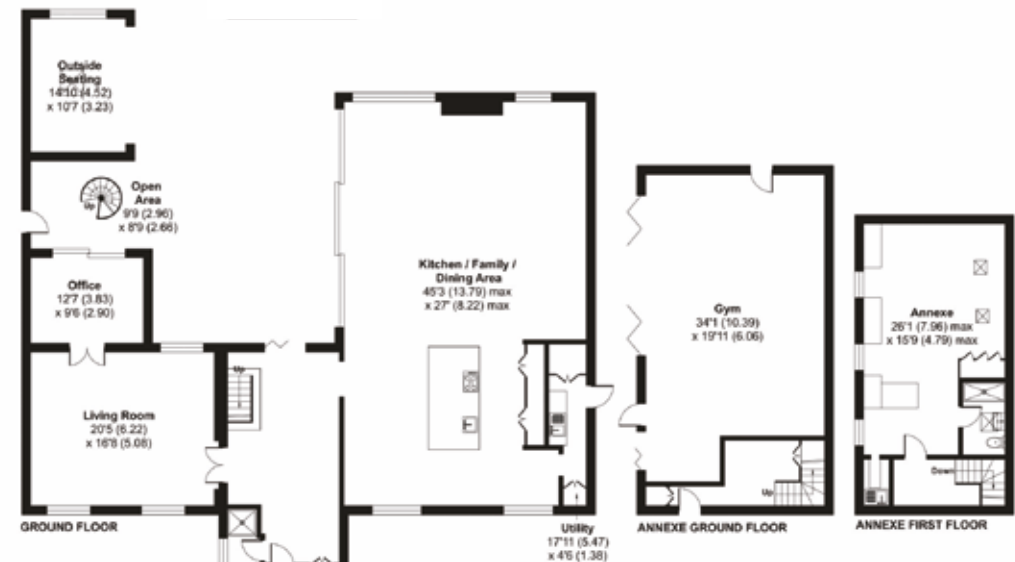


West End Lane, Stoke Poges, Buckinghamshire, SL2

Approximate Area = 4380 sq ft / 406.9 sq m
 Including Limited Use Area(s) = 118 sq ft / 10.9 sq m
 Annexe = 1223 sq ft / 113.6 sq m
 Seating Area = 157 sq ft / 14.5 sq m
 Total = 5878 sq ft / 545.9 sq m

For identification only - Not to scale

Denotes restricted head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for NicheCom, REF: 1457253



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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

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Fine & Country Windsor and Englefield Green
Castle Hill House, 12 Castle Hill, Windsor, Berkshire SL4 1PD
+44 (0)1753 463633 | windsor@fineandcountry.com

