
HUNTERS®
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Woodlands Crafton, Leighton Buzzard, LU7 0QJ

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Guide Price £2,000,000

- EXCEPTIONAL FOUR/FIVE-BEDROOM INDIVIDUALLY DESIGNED COUNTRY RESIDENCE
- EXTENSIVELY EXTENDED AND REFURBISHED TO AN IMPRESSIVE SPECIFICATION
- BESPOKE KITCHEN/BREAKFAST ROOM WITH PREMIUM INTEGRATED APPLIANCES
- VERSATILE ACCOMMODATION INCLUDING GROUND-FLOOR GUEST SUITE AND DEDICATED STUDY
- ELECTRONIC GATED ENTRANCE, GENEROUS DRIVEWAY PARKING AND FAR-REACHING COUNTRYSIDE VIEWS
- SET WITHIN APPROXIMATELY 4.45 ACRES OF PRIVATE PARKLAND GROUNDS
- MAGNIFICENT OPEN-PLAN SITTING AND DINING ROOM WITH EXPANSIVE BI-FOLD DOORS
- SPECTACULAR PRINCIPAL BEDROOM SUITE WITH PRIVATE ROOF TERRACE, HOT TUB AND STEAM ROOM
- BEAUTIFUL LANDSCAPED GROUNDS WITH PRIVATE NINE-HOLE GOLF COURSE AND EXTENSIVE ENTERTAINING TERRACES
- INTERACTIVE VIRTUAL TOUR

Woodlands is an outstanding individually designed country residence, occupying a wonderfully private and secluded position surrounded by rolling Buckinghamshire countryside. Set within approximately 4.45 acres of beautifully established parkland gardens, this remarkable home offers an exceptional combination of contemporary luxury, generous proportions and versatile accommodation, creating a truly special setting for modern family living.

Originally constructed in the 1960s, the property has undergone an extensive programme of extension and refurbishment, thoughtfully transforming the original residence into a sophisticated country home. The beautifully appointed interiors combine high-quality finishes with striking architectural features, including vaulted ceilings, expansive glazing, contemporary staircases and an impressive arrangement of interconnected reception spaces.

Designed with both entertaining and everyday family life in mind, Woodlands offers a wonderful sense of space and flexibility throughout, with accommodation particularly well suited to larger families, multigenerational living and those seeking an exceptional countryside retreat within convenient reach of London.

Upon entering the property, an impressive reception hallway immediately establishes the quality and scale of the accommodation. Featuring elegant Italian limestone flooring with underfloor heating, a striking contemporary staircase combining steel, timber and glass, and an abundance of natural light, this magnificent entrance creates a wonderful first impression.

The hallway provides access to the principal reception rooms, together with a practical boot room, cloakroom and extensive fitted storage, ensuring that everyday convenience is effortlessly incorporated into the home's sophisticated design.

Positioned beyond the principal reception accommodation is the outstanding kitchen/breakfast room, a truly impressive space combining contemporary design with exceptional functionality.

Beautifully appointed with bespoke fitted cabinetry, elegant ceramic work surfaces and a substantial central island with breakfast bar seating, this magnificent kitchen has been designed to meet the demands of modern family living whilst providing an exceptional environment for entertaining.

An extensive range of premium integrated appliances includes equipment from Gaggenau, Miele, Siemens and Bosch, with conventional and steam ovens, warming drawers, a wine refrigerator, dishwasher and full-height refrigeration.

The generous proportions comfortably accommodate an informal dining area, while extensive glazing and French doors provide beautiful views across the surrounding grounds and direct access to the outdoor terraces. Attractive herringbone-style flooring further enhances the contemporary finish.

Adjoining the kitchen is a particularly well-appointed utility room, offering an impressive level of additional storage and workspace. With fitted cabinetry, laundry facilities, further refrigeration and direct access to the terrace, this versatile room provides an excellent complement to the principal kitchen.

The ground floor also benefits from a beautifully proportioned guest bedroom suite, offering an ideal arrangement for visiting family, guests or those seeking the convenience of ground-floor accommodation.

Featuring fitted wardrobes and direct access to the terrace through French doors, this attractive bedroom enjoys a wonderful connection with the surrounding gardens. An adjoining Jack and Jill wet room, also accessible from the utility room, provides contemporary bathing facilities and further enhances the flexibility of this accommodation.

Completing the ground floor is a substantial dedicated study, offering an excellent environment for those working remotely or requiring a quiet professional workspace. Benefiting from a dual-aspect outlook, bespoke fitted office furniture and French doors opening directly onto the terrace, this beautifully appointed room combines practicality with an attractive garden setting.

Underfloor heating extends throughout the ground floor, complementing the property's impressive specification and contemporary finish.

Ascending the striking contemporary staircase, the first-floor accommodation continues to impress, with a beautifully designed galleried landing featuring vaulted ceilings, exposed structural beams and multiple roof windows, creating a wonderfully bright and spacious environment.

The exceptional principal bedroom suite is undoubtedly one of the property's most remarkable features, offering an extraordinary private retreat with generous proportions, beautiful architectural detailing and far-reaching views across the surrounding countryside.

The magnificent bedroom features an impressive vaulted ceiling, extensive fitted wardrobes and multiple dormer windows, allowing natural light to enhance the space whilst framing attractive views across the gardens.

Two sets of French doors open directly onto a spectacular private roof terrace, providing an exceptional outdoor space reserved exclusively for the principal suite. Complete with a built-in hot tub and ample room for seating, this wonderful elevated terrace offers an idyllic setting in which to relax and appreciate the surrounding countryside.

The luxurious en-suite bathroom has been thoughtfully designed to create a spa-inspired environment, featuring a striking freestanding bath, an impressive walk-in double shower and contemporary twin wash basins. A separate WC and dedicated steam room further enhance the exceptional specification.

The principal suite also benefits from a generous dressing room with fitted wardrobes, which offers the flexibility to be reinstated as a fifth bedroom if required, making the accommodation particularly adaptable to changing family requirements.

Bedroom two is another beautifully proportioned room, featuring a vaulted ceiling, attractive dormer windows and a delightful triple-aspect outlook. This impressive bedroom also benefits from its own contemporary en-suite shower room.

The third bedroom offers further generous accommodation, enjoying attractive views across the grounds, built-in wardrobes and charming vaulted ceilings.

A beautifully appointed family bathroom serves this bedroom, featuring a fitted bath with overhead shower, contemporary sanitaryware and attractive mosaic tiling, completing the first-floor accommodation.

Woodlands occupies a truly exceptional setting within approximately 4.45 acres of magnificent established parkland gardens, offering an outstanding combination of privacy, natural beauty and extensive outdoor entertaining space.

Approached through electronically operated wrought-iron gates, a sweeping gravelled driveway creates an impressive sense of arrival, providing generous parking and access to the main residence, cottage and barns.

The beautifully maintained grounds are predominantly arranged as expansive areas of lawn and meadow, complemented by an impressive collection of mature specimen trees, established hedgerows and attractive landscaping.

Surrounded by open farmland and rolling Buckinghamshire countryside, the property enjoys a wonderful sense of seclusion, with far-reaching views across its picturesque rural surroundings.

A particularly distinctive feature of the grounds is the private nine-hole golf course, offering a unique recreational facility within the property's own parkland setting. Informal pathways meander through the lawns and meadow areas, creating an inviting environment for exploring and enjoying the extensive gardens.

Surrounding the house is an exceptional arrangement of outdoor entertaining terraces, thoughtfully designed to make the most of the property's beautiful surroundings.

Expansive paved and decked seating areas extend from the principal reception rooms and kitchen, creating a seamless connection between the interior accommodation and the gardens beyond.

A combination of timber and composite decking, attractive stone paving, integrated seating and pergola-covered areas provides a variety of inviting spaces for outdoor dining, entertaining and relaxation.

Further into the grounds, an attractive pergola-covered seating area offers an additional peaceful retreat, while a traditional pitched-roof greenhouse provides a charming and practical feature for gardening enthusiasts.

The extensive outdoor accommodation, private parkland and beautifully established landscaping combine to create a truly exceptional countryside environment, perfectly suited to both family enjoyment and larger-scale entertaining.

Woodlands represents a rare opportunity to acquire an outstanding country residence combining architectural individuality, luxurious and versatile accommodation, extensive private grounds and an enviable rural setting. With its exceptional entertaining facilities, magnificent principal bedroom suite and breathtaking countryside surroundings, this remarkable home offers a truly distinctive lifestyle opportunity.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 4650 sq.ft. (432.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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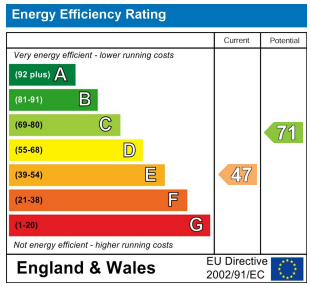

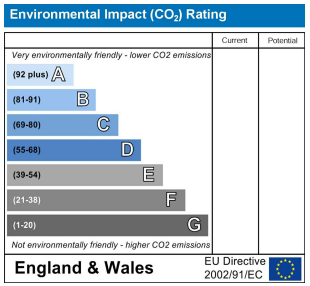










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