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The Big Little Shack Crafton, LU7 0QJ

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£625,000

- TRULY STUNNING THREE-BEDROOM CHARACTER HOME
- IDYLLIC COUNTRYSIDE SETTING IN THE HAMLET OF CRAFTON
- BEAUTIFULLY PRESENTED LOUNGE
- TWO FURTHER BEDROOMS AND FIRST FLOOR SHOWER ROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- IMMACULATELY PRESENTED THROUGHOUT AND READY TO MOVE INTO
- IMPRESSIVE AND SPACIOUS KITCHEN/DINING ROOM
- VERSATILE GROUNDFLOOR BEDROOM AND BATHROOM
- BEAUTIFULLY LANDSCAPED PRIVATE REAR GARDEN

Nestled within the picturesque rural hamlet of Crafton, near Mentmore, this truly stunning three-bedroom character home presents a rare opportunity to acquire a beautifully appointed residence in an idyllic countryside setting. Immaculately presented throughout, the property effortlessly combines traditional charm with contemporary comfort, creating an exceptional home that is ready to move straight into.

Offering an impressive arrangement of versatile accommodation across two floors, the property has been thoughtfully designed to maximise space, natural light and everyday practicality. The beautiful interior, generous room proportions and attractive outdoor surroundings combine to create a home of undeniable appeal.

Upon entering the property, you are welcomed into an impressive lounge, a beautifully proportioned reception room offering an inviting setting for both relaxation and entertaining. With ample space for comfortable seating and additional furniture, this delightful room provides a wonderful central living area, perfectly suited to modern lifestyles whilst retaining the charm and character expected of a countryside home.

Adjoining the lounge is the magnificent kitchen/dining room, undoubtedly one of the property's standout features. This generously proportioned space has been thoughtfully arranged to provide an exceptional environment for cooking, dining and entertaining, combining practicality with a wonderful sense of openness.

The kitchen features an attractive arrangement of fitted units and worktop space, offering excellent storage and preparation facilities. Its generous proportions comfortably accommodate a substantial dining area, creating a welcoming space for family meals and social gatherings. The attractive layout allows the kitchen and dining room to connect naturally with the adjoining lounge, providing an excellent balance of sociable living and clearly defined spaces.

Also positioned on the ground floor is a beautifully proportioned double bedroom, offering comfortable and versatile accommodation. Ideal for those seeking the convenience of ground-floor living, this delightful room could equally serve as a guest bedroom or an additional reception space, depending on individual requirements.

Completing the ground floor accommodation is a well appointed bathroom, conveniently positioned adjacent to the bedroom and featuring a bath, wash hand basins and WC.

Ascending to the first floor, the accommodation continues to impress, with two further generously proportioned bedrooms, both offering attractive and comfortable retreats.

The principal first-floor bedroom is particularly impressive, enjoying excellent proportions and providing ample space for bedroom furniture, creating a peaceful and inviting environment. The additional bedroom is equally appealing, offering flexibility for use as a guest bedroom, home office or further family accommodation.

Serving the first floor bedrooms is a contemporary shower room..

The outside space is every bit as appealing as the beautifully presented interior, offering an attractive combination of privacy, thoughtful landscaping and peaceful rural surroundings.

Generous driveway parking for multiple vehicles providing both convenience and practicality.

To the rear, the beautifully landscaped private garden creates a truly delightful outdoor retreat. Offering an attractive setting in which to relax, entertain or simply appreciate the peaceful surroundings, the garden provides a wonderful extension of the living accommodation.

The thoughtfully maintained outdoor space perfectly complements the character and presentation of the property, offering an idyllic environment for al fresco dining, summer entertaining and enjoying the tranquillity of this desirable countryside location.

Combining exceptional presentation, generous and versatile accommodation and a truly enviable rural setting, this magnificent home offers a wonderful opportunity for purchasers seeking an outstanding countryside residence. With its beautifully finished interiors, private landscaped garden and move-in-ready condition, this is a property that must be viewed to be fully appreciated.

Nestled within the beautiful Buckinghamshire countryside, Crafton is a charming and highly sought-after rural hamlet situated close to the picturesque village of Mentmore. Surrounded by rolling countryside and attractive period properties, this delightful setting offers a wonderful sense of peace and tranquillity, whilst remaining conveniently accessible to nearby towns and amenities.

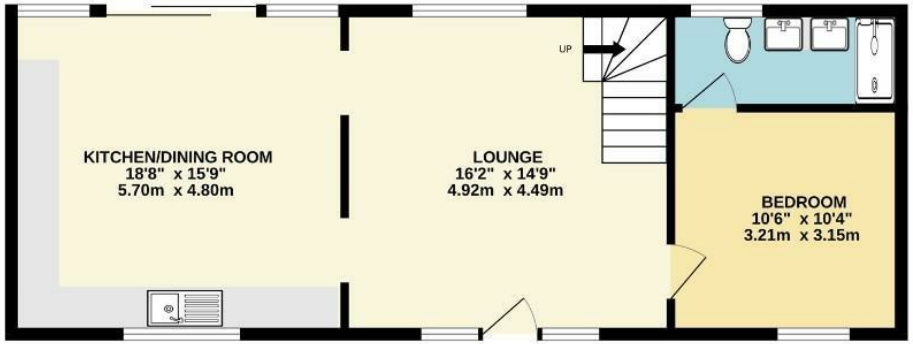
Steeped in history and character, Crafton forms part of the historic Mentmore area, renowned for its beautiful architecture, countryside setting and the magnificent Mentmore Towers. The surrounding landscape provides an abundance of scenic walking routes and opportunities to enjoy the outdoors, making the location particularly appealing to those seeking a quieter pace of life.

The nearby villages of Mentmore, Wing and Cheddington offer a selection of local amenities, traditional public houses and community facilities, while the market towns of Leighton Buzzard, Tring and Aylesbury provide a wider range of shopping, restaurants, leisure facilities and schooling.

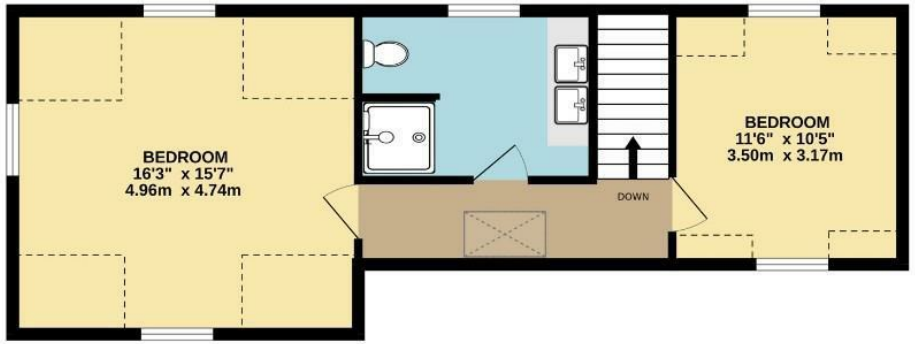
For commuters, nearby Cheddington and Leighton Buzzard railway stations provide convenient mainline services towards London Euston, while the surrounding road network offers access to the A41, M1 and neighbouring towns.

Combining an idyllic countryside setting, historic charm and excellent connectivity, Crafton offers an exceptional opportunity to enjoy peaceful rural living without compromising on everyday convenience.

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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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