

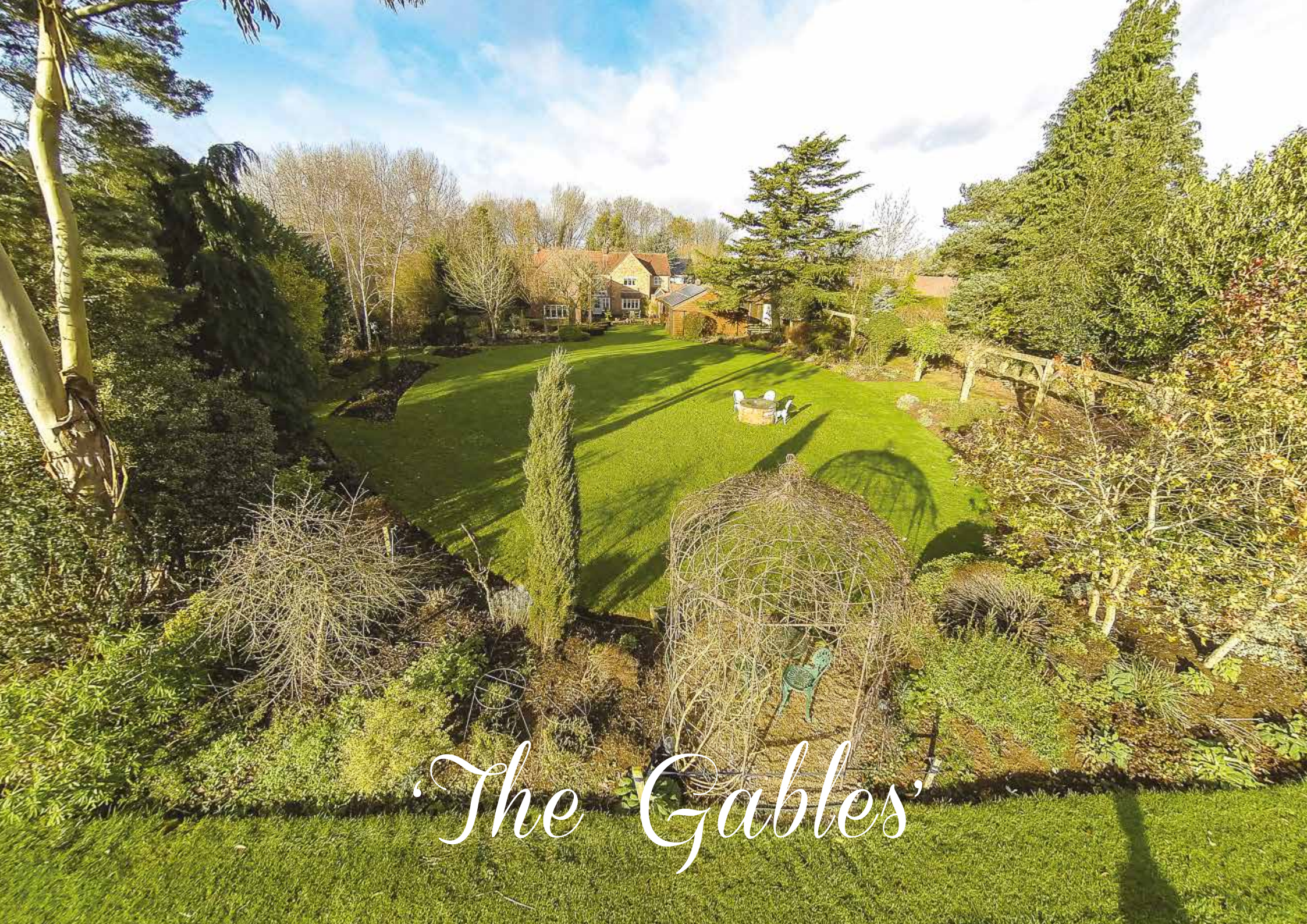


The Gables
Church Lane | Mursley | Buckinghamshire | MK17 0RS

FINE & COUNTRY

THE GABLES

“We purchased The Gables in 2005, but we have actually lived in Church Lane for 17 years. We owned a lovely house a few properties along, we loved the lane but wanted more space. So we were absolutely thrilled when we discovered that The Gables was about to come up for sale as we adore this house and its wonderful grounds”.



The Gables





The Gables is a substantial detached Edwardian house which over recent times has been carefully enhanced and enlarged to create a delightful family home in excess of 4,000 sq. ft. of living space. The house is superbly appointed and features an impressive reception hall with a solid oak staircase rising to the first floor.

"The previous owners had extended the house and begun some quite substantial and beautifully executed renovations," said Sandra, "but there was still work to be done when we took ownership, which meant we could really put our stamp on things. No expense has been spared and the house is now extremely spacious, beautifully presented and we have managed to retain a great many lovely period features."



The large kitchen/breakfast room is the 'hub' of the house and includes a bespoke hand painted kitchen fitted with numerous appliances and a four oven gas fired Aga. A peninsular unit is fitted with a ceramic hob and built in electric oven, whilst solid wood and granite work surfaces, together with oak flooring complement the units.

There is also a large walk-in pantry. Adjacent to the kitchen is a large utility room with access to a separate cloakroom and a door to the rear providing access on a day-to-day basis to the impressive grounds.





Seller Insight

“ We purchased *The Gables* in 2005,” says Sandra, “but we have actually lived in Church Lane for seventeen years. We owned a lovely house a few properties along, we loved the lane but wanted more space. So we were absolutely thrilled when we discovered that *The Gables* was about to come up for sale as we adore this house and its wonderful grounds.”

*This beautiful home is enveloped by around two acres of stunning grounds, which incorporate formal and informal gardens, an orchard, an area of woodland and two pony paddocks. “The garden was completely overgrown when we moved here,” says Sandra, “but we have put an awful lot of time and effort into creating the beautiful space that it is today. We now have lovely places to sit out and relax in, it has been wonderful for the children and it has also provided the perfect backdrop to some fabulous parties. We are also real car enthusiasts and have plenty of space for parking and turning, and we’ve actually had several classic car rallies leave from *The Gables* over the years.”*

“Church Lane is a gorgeous place to live,” says Sandra. “It’s a no-through road so it’s not only very quiet but it’s safe for dog walkers or children on their bikes. In the village we have a great new shop, a primary school and there’s a really good community spirit. And because we have such good road links we also feel very connected, so getting to places such as Milton Keynes or Leighton Buzzard is quick and easy.”

Favourite rooms: “I love the fact that the house is so full of character,” says Sandra. “The rooms are all very large with high ceilings, and there are some lovely features throughout. The living room has a beautiful fireplace and the dining room retains the original wood panelling; the look and feel throughout is very much in keeping with the style and wonderful sense of history of the house.”

Favourite aspect of the grounds or surrounding area: “Looking out of the bedroom window it’s as if we have our very own park for a garden,” says Sandra. “The view across the grounds, through the orchard, to the paddocks and woods beyond is magnificent; it seems to go on forever.”

“The Gables has been a fantastic party house,” says Sandra. “We have had music festivals and several parties for which we have erected marquees on the lawn in both summer and in the winter, and we’ve also held beer and cider parties in our ‘cider press’ barn.”

*“For us, living in *The Gables* has been a real privilege,” says Sandra, “and it has been a stunning environment in which to bring up our children. It’s totally private and extremely quiet, but at the same time it’s remarkably convenient. It has been a very special place to call home.”*







To the end of hallway is a magnificent triple aspect drawing room with glazed double doors leading out to the gardens. At one end is an attractive stone fireplace with a log burning stove. A stunning solid maple floor runs throughout the room complemented by traditional column radiators. Further reception areas include a well-appointed, spacious, study/family room with log burner, a part panelled dining room with log burner that gives access to the kitchen/breakfast room and a lovely glazed garden room. From the garden room doors connect to both the kitchen/breakfast room and the dining room creating perfect entertaining area leading out to the garden.



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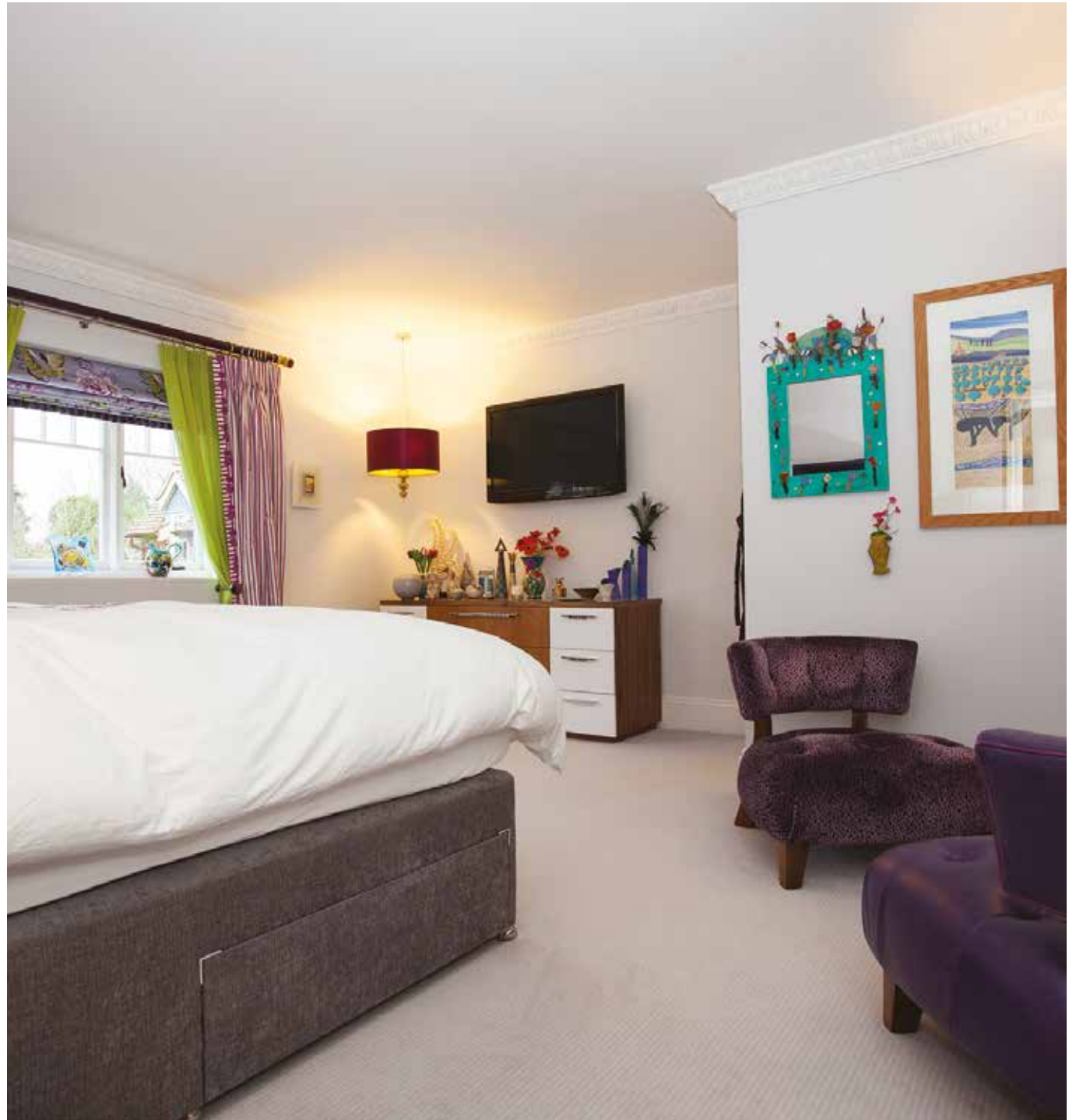
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FIRST FLOOR

The first floor bedrooms are all of double in size and lead off a spacious large galleried landing. The master bedroom boasts a luxurious bath/shower room with 'jacuzzi' style bath and from the en-suite a door leads to bedroom six which is currently used as a dressing room.

The master bedroom suite was completely refurbished to a very high standard recently. The dressing room comprises a range of bespoke hand built fitted floor to ceiling units with black walnut doors and cream gloss exteriors, integral lighting and various storage options throughout including 'his and hers' hanging space, internal and external drawers, shoe racks, and shelving.

Three of the remaining four bedrooms benefit from en-suite facilities and there is a family bathroom featuring a splendid Victorian style suite.









GARDENS AND GROUNDS

The Gables is approached through large double wooden gates that open onto an extensive gravel driveway which provides parking and turning space for numerous cars.

Immediately to the rear of the house is a large stone paved terrace which is perfect for outdoor entertainment. There is ambient lighting, a water feature and a brick built barbeque set within an old stock brick wall which separates the terrace area from the driveway. An extensive lawned garden extends away from the terrace with well-established herbaceous borders down both sides. Set within the lawn is a naturally fed well which has been fitted with a toughened glass table top. The well has power, feature lighting and an external water tap for use throughout the garden. Other features within the garden include a large vegetable garden, a large fruit cage and greenhouse. At the end of the garden an archway leads through to the orchard where a wide variety of fruit trees can be found. A five bar gate leads to a pony paddock adjacent to a less formal area of garden which includes a small wooded copse comprising numerous specimen trees. A pathway leads through the trees to a further turn-out paddock and wildlife pond.





BARN, GARAGING AND STABLING

Situated to the side of the driveway is the 'party' barn. The current owners use this as their workshop and 'Pressing room' to press their home produced apples from the orchard throughout the autumn season. This barn has a multitude of uses and could be converted into a studio/gym or home office. Next to the barn stands a twin open bay garage which has a useful mezzanine storage area above.

A five bar gate opens onto the stable yard. The yard comprises two timber framed loose boxes and a large tack and feed room to one end. Each loose box enjoys a secondary top door opening to the garden side creating a further extension to the outside entertainment area.

There is also a garden machinery storage barn located to the rear of the 'party' barn with double opening doors.



LOCATION

The Gables is located in the heart of the village, down a peaceful no through lane with beautiful views. Mursley is a highly regarded Buckinghamshire village situated between the county town of Aylesbury, Milton Keynes and Leighton Buzzard. There is primary school education in the village at Mursley Church of England School for ages 4-11. The village is served by a Public House (The Green Man) and a recently opened village store is located nearby. The village church 'St Mary's' is mentioned in Nickolaus Pevsner book 'Buildings of England'.

There are well renowned schools within the locality including Swanbourne House at Swanbourne and The Royal Latin grammar school in Buckingham. The historic market town of Winslow is only a short drive away and has a variety of individual shops, restaurants, banks and public houses.

Milton Keynes lies to the north and offers a comprehensive range of shopping, cultural, sporting and recreational amenities as well as a number of more specialist suppliers.

For the commuter, Leighton Buzzard offers an excellent rail service into London Euston in approximately 30 minutes (fast train) and there is access to the M1 at junction 14 at Milton Keynes.

There are several golf courses in the area including the Championship courses at Woburn Golf & Country Club. North Buckinghamshire offers numerous public bridleways and footpaths all across the region.

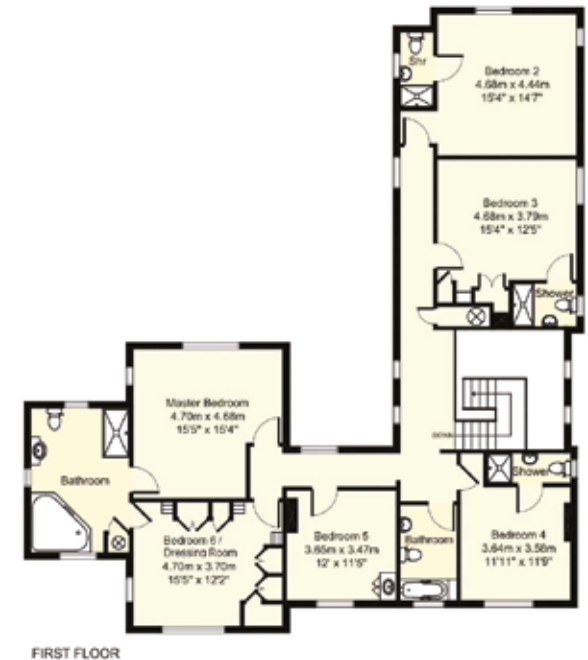
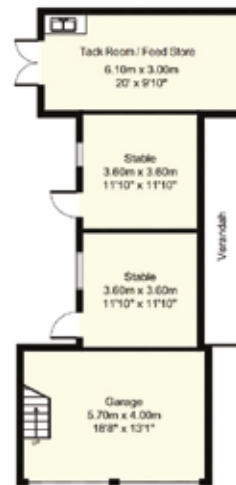
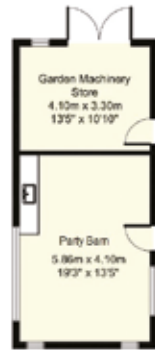
ADDITIONAL INFORMATION

The local authority is Aylesbury Vale District Council.
 The Council Tax Band is Band G.
 The heating system is gas to radiator (mains gas connected) served by a boiler located off of the reception hall.
 The bathroom/shower room areas and garden room area also have underfloor heating (Electric) as a secondary form of heating.
 Solar panels have also been installed by the vendors.



Main House Floor Area 4022 sq ft / 347 sq m
 Party Barn Area / Machinery Store Floor Area 409 sq ft / 38 sq m
 Stables & Tack Room Floor Area 493 sq ft / 46 sq m
 Mezzanine Floor Area 269 sq ft / 25 sq m
 Garage Building Floor Area 276 sq ft / 26 sq m

Total Approx. Floor Area (Excluding Garage) 5184 sq ft / 481 sq m
 Total Approx. Floor Area (Including Garage) 5432 sq ft / 504 sq m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * 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. Printed 15.12.15





'Summertime at The Gables'

FINE & COUNTRY

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