

Gayhurst Court

, Newport Pagnell, MK16 8LG

FINE & COUNTRY

17 Gayhurst Court

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Gayhurst House is a magnificent Grade I Listed Elizabethan mansion steeped in history, although the original date of the building is 1500, arguably the date that catapulted Gayhurst House into the history books was 1581 when Queen Elizabeth I gave the estate to Sir Francis Drake as a reward. In the early 1600's the house was owned by Sir Everard & Lady Digby noted for their involvement with the gun powder plot and Guy Fawkes who is believed to have visited Gayhurst House. During the 1860's whilst Lord Carrington was residing William Burges was commissioned to redesign certain aspects of the house.

The accommodation within this fine apartment comprises: Large Drawing room/dining room/library area, Study/optional bedroom 3, Kitchen/dining room, Cloakroom, Family bathroom, double garage and parking spaces

Services include electricity, low propane gas for central heating and cooking, mains water and drainage, telephone, broadband, Good mobile reception.

About this property

The accommodation comprises:

Reception Hallway
An impressive entrance to this remarkable apartment with its attractive panelled walls. Ceiling coving extends around the walls which also feature handsome downlighters. Further enhancing the classical features of this area are radiators which are reminiscent of a bygone age and follow the same theme throughout the property. Doors lead off the reception hall, which incorporates a built in storage cupboard, to the magnificent reception room, kitchen, WC, both bedrooms, study/bed 3 and bathroom.

The WC is located adjacent to the kitchen and accessed from the hallway. It provides a low-level WC and wall mounted wash hand basin. This facility has wooden flooring. Ceiling and wall lighting are evidenced as are an extractor fan and an access to the loft space.

The reception room comprises two distinct areas, the first of which currently serves as a library but alternatively can functions as a formal dining room. This elegant room has spectacularly high ceilings with decorative cornices and architraves. A statement window to the rear elevation looks towards the tennis courts and the rolling countryside beyond. Further emphasising the character of this room are the exposed roof trusses and shuttering to the windows, making this, all in all, an exceptional reception and entertaining room.

The kitchen has been remodelled and installed with a range of base and eyelevel units having complementary worktops and pelmet lighting. A "Franke" sink unit with mixer taps over and cupboards under stands to one wall and there is a built-in electric oven with extractor fan over. The breakfast area with fitted bench seating enjoys subtle lighting and features attractive cornices and architraves. Door leading to:

Study, which could be used as a third bedroom and is large enough for a single bed and bedside table. Ceiling lighting and a range of fitted shelving.

The Master bedroom with its' stunning stained glass window over the entrance has spectacular views of the landscaped grounds and tennis courts. Beyond the tennis courts the vista extends beyond the countryside towards an area of dense woodland. This bedroom is large enough to accommodate a four poster bed and has bench seating to the window. Wall lights are arranged around the room. Bedroom two is also a double bedroom with a fitted wardrobe and built in cupboard housing the central heating boiler.

The bathroom has been renewed with a four piece suite comprising a panelled bath with a shower attachment, a wash hand basin encased within a vanity unit and a low level WC. Additionally there is a walk-in tiled shower. Wall lights and downlighters are arranged around the room which integrates an airing cupboard housing the hot water cylinder and shelving for linen storage.

Outside
There are communal grounds which were principally designed by Capability Brown and extend to approximately ten acres in total. Gayhurst House is approached by a sweeping 'carriage drive' overlooking a small lake and a pretty18th Century church. Two parterres are located to the east of the house and lead onto a recreational garden. Adjacent to this garden is a small spinney, to the north of the main house are further lawns and two hard tennis courts. This property benefits from garaging.

Agents Notes

Council Tax band D, Current Amount : £1614. Share of Freehold, and 950 years left on lease. Service Charge £370 pcm (includes maintenance of the grounds), tennis courts, cleaning of the common parts etc)




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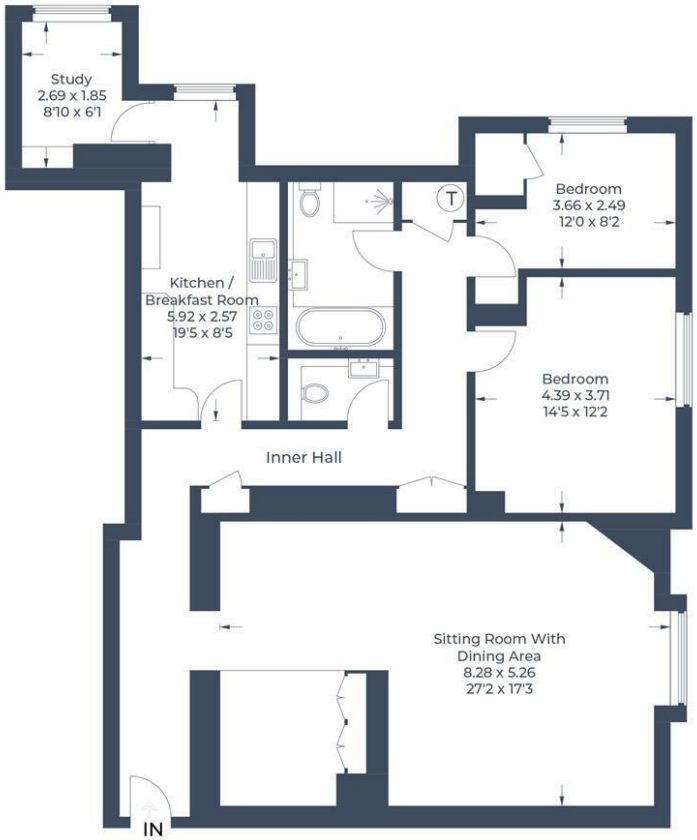







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Approximate Gross Internal Area = 125.3 sq m / 1349 sq ft

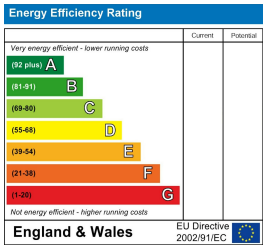


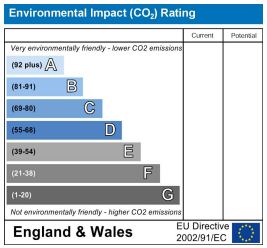
First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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