



Tythe Gardens | Stewkley | Buckinghamshire | LU7 0HF

Offers In Excess Of
£1,000,000

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We are delighted to present this bespoke grand designs style home which enjoys over 3000 square feet of spacious living area on a large plot in the sought after village of Stewkley. Built to a high specification with energy efficiency in mind. The living accommodation features a beautiful kitchen dining family room and enjoys three further reception rooms. There are five generous bedrooms and three well fitted bathrooms. There is potential to create two further double bedrooms subject to permissions if required. You will enjoy a large driveway, integral garage and mature gardens with a detached office/studio to complete the accommodation of this incredible family home.

- Grand designs style five-bedroom detached family home offering over 3,000 sq ft of beautifully presented accommodation.
- Three further reception rooms including an impressive vaulted sitting room with a wood-burning stove and galleried library mezzanine.
- Principal bedroom with extensive fitted wardrobes and a luxurious en-suite bathroom.
- Stunning open-plan kitchen, dining and family room with full width doors opening to the garden.
- Large loft space offering potential to create two further double bedrooms if required subject to permissions.
- Four further well-proportioned bedrooms, including a guest bedroom with en-suite shower room.

Welcome to Tythe Gardens

Set back from the road behind a generous gravel driveway, this detached home enjoys a private position within the sought-after Tythe Gardens. Mature hedging and established planting frame the frontage, while the contemporary design, with its clean lines and large glazed entrance, gives an immediate sense of the light and spacious accommodation inside.

Entrance Hall

A bright and spacious entrance hall is flooded with natural light from the full-height glazed entrance. Finished with large porcelain floor tiles and an oak open-tread staircase, the space provides an inviting introduction to the home, with access to the principal reception rooms, cloakroom and useful built-in storage.

Downstairs Cloakroom

A well-appointed cloakroom is conveniently located off the entrance hall, fitted with a WC and wash hand basin.

Study

8'2" x 7'10" (2.5 x 2.4)

Positioned at the front of the property, the study provides an ideal space for home working. Fitted with freestanding shelving and a generous desk, the room offers ample storage and enjoys natural light from a large window.





Utility Room

The utility room is fitted with a range of storage cupboards and work surfaces, together with a sink and space and plumbing for laundry appliances. A practical extension of the kitchen, it offers valuable additional storage and preparation space.

Kitchen/Diner

28'3" x 16'2" (8.62 x 4.95)

The heart of the home is the impressive open-plan kitchen and dining room. Flooded with natural light from wide sliding doors opening onto the terrace, the space enjoys a seamless connection to the garden. The contemporary kitchen is fitted with an extensive range of gloss units, generous work surfaces and a central island incorporating additional storage and a wine rack. Integrated appliances include twin eye-level ovens, a five-ring gas hob with extractor over, dishwasher and inset sink, while ample room remains for a large dining table, creating a sociable space for family life and entertaining alike.

Snug

14'6" x 11'3" (4.44 x 3.45)

Located just off the kitchen, the snug provides a comfortable and versatile reception room, ideal as a family room, TV room or children's playroom. A large window overlooking the side elevation fills the room with natural light.

Sitting Room

20'11" x 17'5" (6.39 x 5.31)

A spacious sitting room with a vaulted ceiling and mezzanine library creates one of the home's most distinctive living spaces. Large sliding doors open directly onto the terrace, allowing the garden to become a natural extension of the room, while a contemporary wood-burning stove provides a focal point during the cooler months.

Library

17'5" x 5'3" (5.31 x 1.61)

The mezzanine level, fitted with bespoke book shelving, offers a versatile space for reading, study or quiet retreat.

First Floor Landing

The landing is generous and well lit with a vaulted ceiling which has airing/storage cupboards and an electrically operated roof light.

Principal Bedroom

15'6" x 14'2" (4.74 x 4.32)

Bedroom One is an impressive principal suite, enjoying generous proportions, vaulted ceilings and an abundance of natural light. A spacious dressing area provides an extensive range of bespoke fitted wardrobes, offering exceptional storage, while the bedroom itself enjoys pleasant views over the surrounding greenery.

Ensuite

The suite is complemented by a contemporary en suite bathroom, beautifully appointed with a modern white suite comprising a bath, wash hand basin and WC, finished with stylish tiling and flooded with natural light from a large window.

Bedroom Suite Two

11'1" x 10'4" (3.39 x 3.17)

Bedroom two is a well-proportioned double bedroom enjoying a pleasant outlook through a large picture window, allowing for an abundance of natural light.

Ensuite

The room benefits from a contemporary en suite shower room, fitted with a walk-in shower, wash hand basin and WC.

Bedroom Three

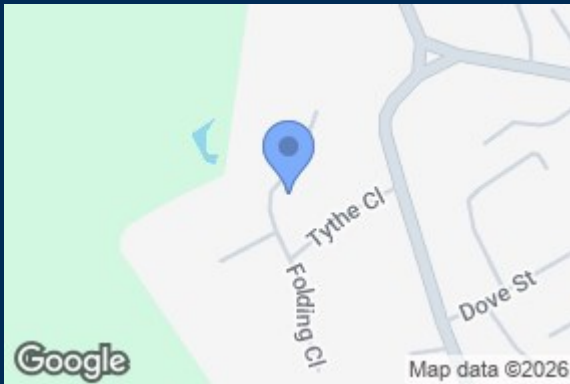
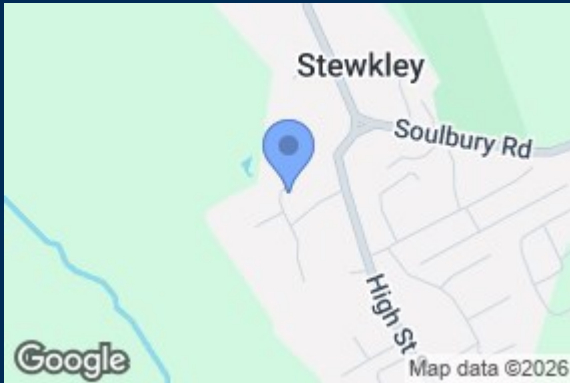
14'9" x 12'0" (4.51 x 3.68)

Bedroom three is another generous double bedroom, well presented in neutral décor and enjoying plenty of natural light from a large window overlooking the surrounding greenery. The room offers ample space for a double bed together with additional bedroom furniture or a study area.

Bedroom Four

11'9" x 9'11" (3.59 x 3.04)

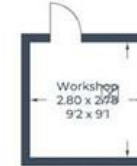
Bedroom four is a bright and versatile double bedroom, enjoying a pleasant outlook over the rear garden through a large window that fills the room with natural light. Well proportioned and neatly presented, it provides ample space for a double bed alongside a desk.



Approximate Gross Internal Area
 Ground Floor = 145.4 sq m / 1,565 sq ft
 First Floor = 123.2 sq m / 1,326 sq ft
 Outbuilding = 22.4 sq m / 241 sq ft
 Total = 291.0 sq m / 3,132 sq ft
 (Including Garage)



First Floor



(Not Shown in)



First Floor

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92-100) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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