



21 Gayhurst Court, Gayhurst, MK16 8LG

Offers Over £425,000

NICOLA LANGFORD

exp

@ nicola.langford@expuk.com

🌐 nicolalangford.expuk.com

📞 07396 394255

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Live Within History – An Extraordinary Apartment in a Grand Elizabethan Mansion - Guide Price £425,000–£435,000

A truly exceptional **three-bedroom top-floor apartment** set within the magnificent Grade I listed Gayhurst House, combining centuries of architectural character with stylish contemporary living.

The recently renovated accommodation centres around a beautiful kitchen/dining and living space, where exposed beams and original features sit alongside a newly fitted kitchen.

A large feature window with charming window seat fills the living area with natural light and enjoys wonderful views across the estate grounds and private lake.

The sense of grandeur begins before you even reach the apartment, with an impressive communal entrance hall adorned with historic portraits and period detailing.

Outside, residents enjoy acres of landscaped grounds, woodland walks, a private lake, tennis courts and BBQ area. A private garage and additional parking complete this unique home.

With approximately 950 years remaining on the lease, Gayhurst House offers a rare opportunity to enjoy modern living within one of Buckinghamshire's most distinctive historic settings.

Offering peace, privacy and an unrivalled sense of arrival, this is a home that feels every bit as special as its historic surroundings.

Property Reference NL1208





Access to Gayhurst House

Gayhurst House is approached via an intercom entry system, opening into an impressive grand entrance hall that immediately sets the tone for this remarkable historic residence.

Beautifully proportioned and rich in period character, the hall features an imposing arched entrance, decorative architectural detailing, stone flooring and an impressive collection of large framed portraits adorning the walls, creating a wonderful sense of grandeur and heritage.

From here, a door leads through to an inner hall, where the staircase rises to the top floor and the apartment itself, providing a greater sense of privacy while retaining the experience of living within the magnificent main house.

It is an entrance that makes an impression every time you arrive, offering a wonderful sense of occasion rarely associated with apartment living.





Kitchen/ Dining Room

Recently renovated and rewired, the kitchen/ dining area combines a stylish contemporary finish with the wonderful period character of Gayhurst House. The **newly fitted kitchen** has been thoughtfully designed with an integrated oven and hob, breakfast bar and space for additional freestanding appliances.

There is ample room for a dining table, creating a sociable space for everyday dining and entertaining, while **exposed beams and original wall features** provide a reminder of the building's remarkable heritage.

Living Area

Flowing naturally from the kitchen/dining area, the living space provides a comfortable and characterful place to relax.

A **large feature window floods the room with natural light**, with a charming window seat perfectly positioned to enjoy views across the beautiful estate grounds and towards the **private lake**.

Period features add further character to the space, while the elevated top-floor position and outlook create a wonderful sense of being surrounded by the historic Gayhurst estate.

Principle Bedroom

Bedroom One is a spacious and characterful principal bedroom, featuring a **high-level window, a Velux roof light, and a charming small leaded-light window**, all of which flood the room with natural light.

The bedroom is **fitted with a range of wardrobes** and retains **beautiful exposed timbers**, adding period character. A cupboard houses the **LPG central heating boiler**. The room is finished with **soft carpeting**, combining comfort with style.



Bedroom Two

Bedroom Two is an L shaped double room, featuring a **leaded-light mullion window to the Side** which frames peaceful views over the grounds.

The room is **carpeted** and offers a light-filled, comfortable space with period charm.



Bedroom Three

Bedroom Three is a charming and versatile room. It features **leaded-light mullion windows**, which allow natural light to flood the space, and is **carpeted** for comfort.

This room is ideal as a single bedroom, home office, or study, offering both character and functionality.



Bathroom

A sophisticated four-piece suite featuring a panelled bath, a separate glass-enclosed shower cubicle, a stylish low-level W.C., and a contemporary wash basin.

Recessed ceiling spotlights create a sleek, ambient glow, while a built-in cupboard offers discreet storage, combining elegance with practicality.



Outside / Grounds

Living at Gayhurst House offers a unique blend of elegance, tranquility, and community. Set within approximately five acres of stunning parkland, the grounds are a masterpiece of landscape design by the legendary Capability Brown, featuring sweeping lawns, mature woodland, and sparkling lake that create a serene, almost timeless atmosphere. Residents can enjoy leisurely strolls along winding pathways, morning coffee by the water, or quiet moments beneath centuries-old trees.

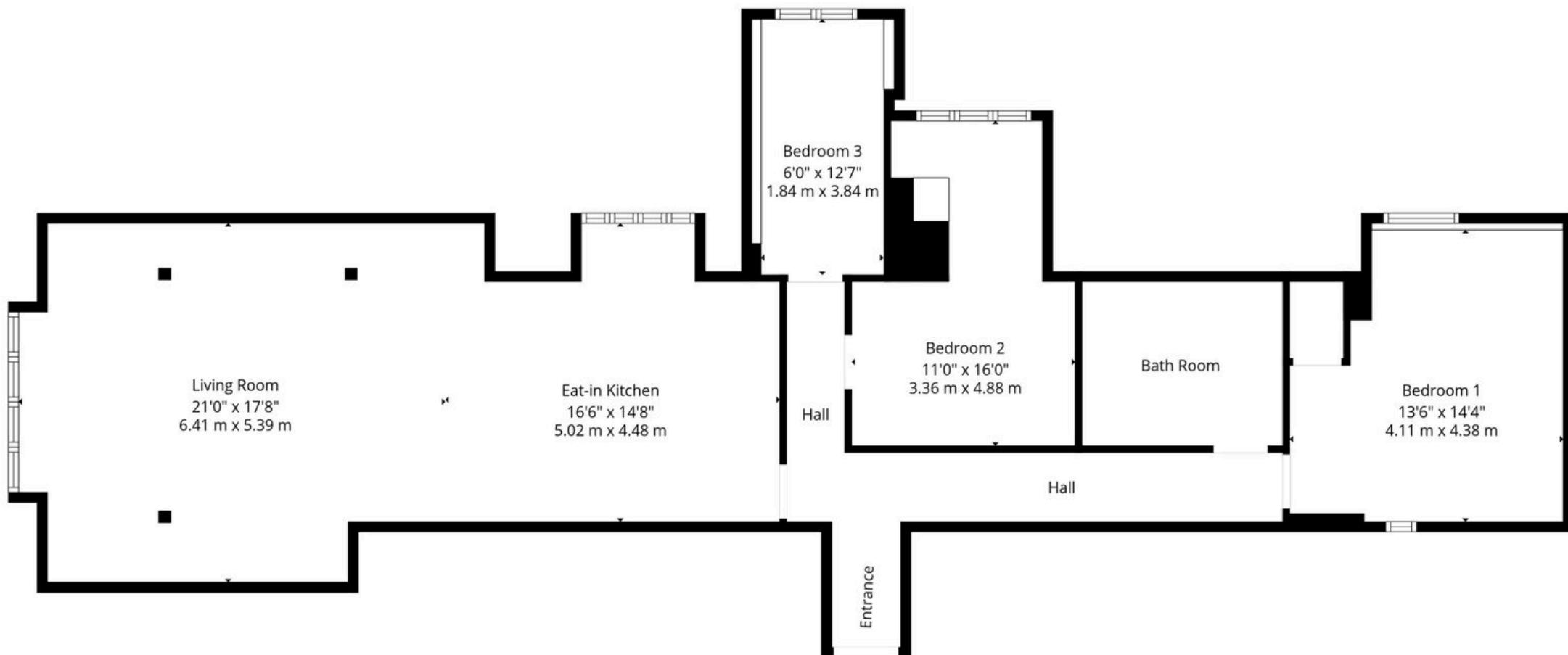
The communal gardens foster a strong sense of community while maintaining privacy, making it easy to socialize with neighbours or simply retreat into peaceful seclusion. For those seeking activity, two hard-surface tennis courts offer a space for friendly matches or regular exercise.

Living at Gayhurst House combines the convenience of modern apartment living with the charm of country estate life.

With parking and a garage included, residents enjoy practical comforts alongside the beauty of their surroundings.

It's a lifestyle defined by elegance, calm, and a connection to nature, where every day feels like a retreat from the bustle of modern life.





TOTAL: 1185 sq. ft, 110 m2

1st floor: 1185 sq. ft, 110 m2

EXCLUDED AREAS: LOW CEILING: 30 sq. ft, 3 m2. WALLS: 130 sq. ft, 11 m2

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