



## Stable Yard

Mentmore Leighton Buzzard, LU7 0QG

Price £895,000

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## Stable Yard

### Mentmore Leighton Buzzard, LU7 oQG

We are delighted to offer for sale this substantial four bedroom stable conversion, forming part of an exclusive cobbled mews development within the highly desirable village of Mentmore. Archway Lodge was converted in the late 1990s from the former original stables associated with nearby Mentmore Towers, and today offers spacious and characterful accommodation ideally suited to modern family living. The property combines generous reception space with a versatile layout, whilst retaining a unique sense of charm and setting rarely found within contemporary homes. Additional benefits include allocated parking, a car port and private gardens arranged to provide both entertaining and quieter courtyard spaces. Viewing is highly recommended to fully appreciate the character, layout and lifestyle this home has to offer.

#### Location:

Mentmore is one of Buckinghamshire's most prestigious and picturesque villages, renowned for its period architecture, countryside surroundings and proximity to the historic Mentmore Towers estate. The village offers a peaceful semi-rural setting whilst remaining conveniently positioned for access to Leighton Buzzard, Tring and Aylesbury. Mainline rail services into London Euston are available from nearby Leighton Buzzard and Tring stations, making the property well suited to commuters seeking a countryside lifestyle. The surrounding area offers an abundance of scenic walks, open countryside and highly regarded public houses and village amenities.

#### Ground Floor:

The property is entered via a welcoming dining hall which also provides ample space for formal dining, creating an impressive introduction to the home and immediately conveying the generous proportions found throughout. Stairs rise to the first floor galleried landing, while doors provide access to the main ground floor accommodation. The lounge is a particularly comfortable reception room featuring a wood burning stove which forms an attractive focal point, alongside ample space for a variety of furniture arrangements. Doors open directly onto the courtyard section of the garden, enhancing the indoor to outdoor flow. The study is positioned to the front and provides an excellent environment for home working. Positioned centrally within the property is the snug, a versatile additional reception room currently utilised as a breakfast room, though equally suited to a variety of other uses depending on requirements. The kitchen/breakfast/family room spans an impressive length across the rear of the property and forms the true heart of the home. The kitchen has been refitted with a stylish range of wall and base level units incorporating a breakfast bar, while the remaining space comfortably accommodates further seating or dining arrangements, creating a sociable and practical environment for family life and entertaining alike. Doors open onto both sections of the garden, allowing excellent natural light throughout the space. A separate utility room sits off the kitchen, providing additional storage and appliance space, while a cloakroom/WC completes the ground floor accommodation.



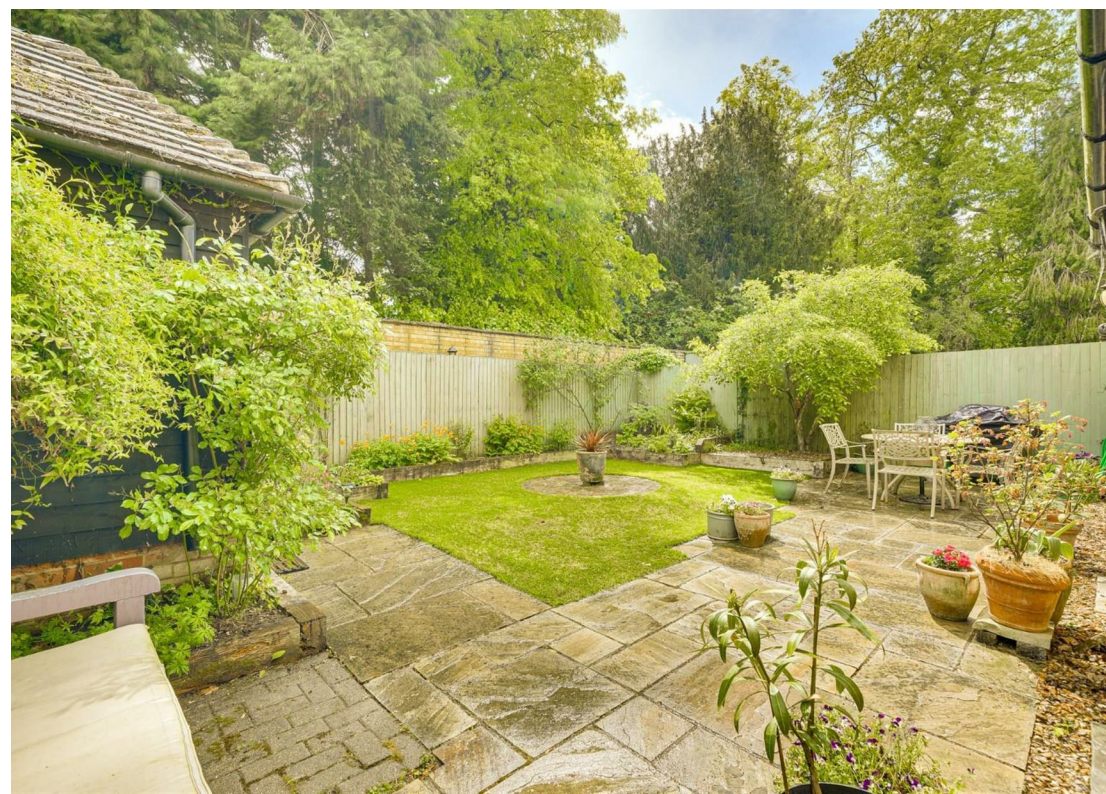


**First Floor:**

The first floor features a galleried landing which provides access to all bedrooms and the family bathroom. Positioned at one end of the property is an impressive master suite comprising a generous double bedroom, separate dressing room and ensuite shower room, creating a comfortable and private retreat. There are two further well proportioned double bedrooms alongside an additional single bedroom, offering flexibility for family living, guests or further home working space. The family bathroom is fitted with a three piece suite comprising a low level WC, wash hand basin and panel bath.

**Outside:**

The property enjoys a unique cobbled mews setting with allocated parking and a car port providing excellent practicality. The rear garden has been designed for ease of maintenance and enjoys a pleasant leafy backdrop, creating a private and peaceful outdoor environment. The main garden is laid to artificial lawn with paved patio and neat shrubbery to the borders, while a separate courtyard section provides a tucked away patio seating area ideal for relaxing and outdoor dining during the warmer months.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.



## Floor Plan



Ground Floor



First Floor

Total Area: 2055 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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