

# Hanger Lodge

Puxley, Northamptonshire



## A beautiful Georgian family home in a stunning setting with an excellent commute and proximity to schools.

Hanger Lodge is a beautiful and light family home in a peaceful setting with six bedrooms, three bathrooms and many original features. The property offers outbuildings, magnificent gardens and a paddock. It also benefits from nearby local amenities, an excellent commute into London and its proximity to a wide range of top primary and secondary schools.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**STABLES & CARPORT**



**2.8 ACRES**



**FREEHOLD**



**PADDOCK**



**3,867 SQ FT**



**GUIDE PRICE  
£1,500,000**



### The property

Hanger Lodge is a beautiful and light family home in a stunning setting. This detached Georgian house, with six bedrooms and three bathrooms, has been refurbished to a very high standard and offers attractive red brick elevations and large sash windows, creating a light and elegant interior. Inside there is flagstone flooring and various other character details, including wood panelling and attractive open fireplaces.

The ground floor has a welcoming central entrance hall, with doors leading to the two main reception rooms at the front of the house. These include the comfortable drawing room with its dual aspect, 18th Century wood panelling and stylish Chesneys fireplace as well as the elegant formal dining room, which has bespoke book shelves and a handsome fireplace, fitted with a log burner. The ground floor also has a study, which is ideal for private home working or as an additional sitting room or playroom. Towards the rear, there is a well-equipped kitchen and a large utility room. The kitchen has fitted storage units, ample

cupboard space and a large central island, as well as integrated appliances and an oil fired Aga. There is also a breakfast table for informal dining. The utility room provides additional space for home appliances and storage, as does the cellar, which is accessed via a floor hatch.

There are four well-presented double bedrooms on the first floor, each of which benefit from well designed built-in storage and a dual aspect, providing views across the gardens and the surrounding countryside. The elegant family bathroom is located on the first floor and features stunning marble surrounds and Vola brass fittings with a bath and a separate Matki shower unit with a rainfall shower head. Separate staircases lead to the fifth and sixth double bedrooms, both of which have exposed timber eaves and ensuite private bathrooms.







## Outside

At the entrance to the property, a gate opens onto a long driveway leading to a parking area and a stable yard with carport for two vehicles. The ornamental front garden features a parterre laid out with box hedging, various established shrubs and lawns. The side and rear gardens were laid out by leading garden designer, James Alexander Sinclair, featuring sweeping lawns, border hedgerows, various mature trees, a south-facing patio area and a vegetable garden with raised beds, fig and apple trees. Further outbuildings include the stabling block while beyond the landscaped gardens, there is an expansive grassy meadow, which is ideal for equine training and grazing.

## Location

The property lies in a peaceful countryside setting yet it offers one of the best commutes available into London, being an 8 mile drive to Milton Keynes Central Station, which has regular fast trains into London Euston in 35 minutes. Milton Keynes itself has a large and easily accessed shopping centre whilst Stony Stratford, just 4.2 miles away, offers a plethora of restaurants and independent high street shops and services to meet your every-day needs. The village of Deanshanger also offers a Co-Op convenience store, a pub and other services. Nearby Buckingham and Towcester offer further shops, services, supermarkets (Waitrose & Tesco), restaurants and cafés and bars.



## Schools

Hanger Lodge is ideally positioned for a wide range of state and independent schools. Puxley itself has Greenacres day nursery whilst nearby independent pre-prep and prep schools include Swanbourne House and Winchester House, both in the Stowe Group of schools, as well as Beachborough, Thornton College and Akeley Wood. Nearby Secondary schools include Thornton College, Akeley Wood and The Royal Latin Grammar School in Buckingham as well as leading public schools: Stowe, Rugby, Bedford, Uppingham, St Edwards School Oxford, Abingdon School and Radley College, all of which are within an hour or so of Hanger Lodge. Milton Keynes offers a number of other prep and secondary schools.

## Sporting facilities

Nearby Sporting facilities include, Stony Stratford lawn tennis and cricket clubs; Golf at Buckingham, Whittlebury Park and Woburn; Motor racing at Silverstone circuit and greyhound racing at Towcester. Milton Keynes offers football, basketball, racket sports, water sports, David Lloyd health club, indoor climbing, go-kart racing and indoor skiing at the Xscape Snozone.



## Distances

- Deanshanger 1 mile
- Stony Stratford 4.2 miles
- Towcester 6.6 miles
- Milton Keynes 8 miles
- Buckingham 8.2 miles

## Nearby Stations

- Milton Keynes (London Euston 35 minutes)

## Key Locations

- Golf at Whittlebury, Buckingham & Woburn
- Rugby clubs at Towcester and Buckingham
- Bicester Village
- Stowe House & Gardens
- Waddesdon Manor
- Stony Stratford Lawn Tennis Club & Cricket Club

- Milton Keynes shopping, theatre, cinema ice skating, bowling, outdoor go-kart racing and indoor skiing
- Silverstone Circuit

## Schools

- Prep and Pre-prep:  
Swanbourne House, Winchester House, Beachborough, Thornton, Akeley Wood
- Secondary:  
Stowe, Rugby, Uppingham, Bedford, St Edwards, Abingdon, Radley College, Berkhamsted, Thornton College, Akeley Wood, Royal Latin Grammar



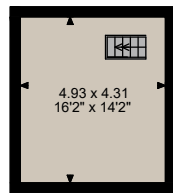


Total Area (1.13 ha / 2.80 ac)

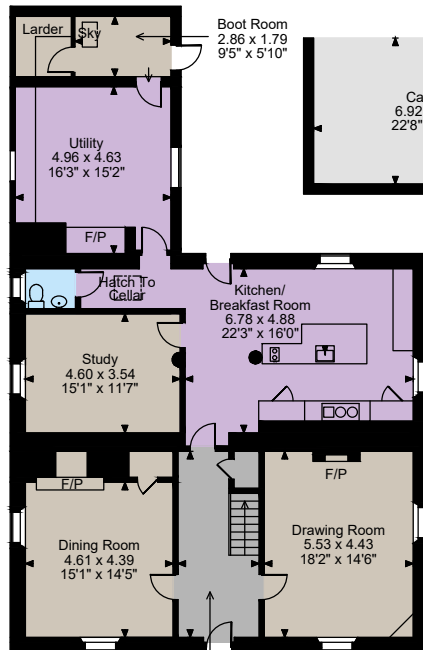
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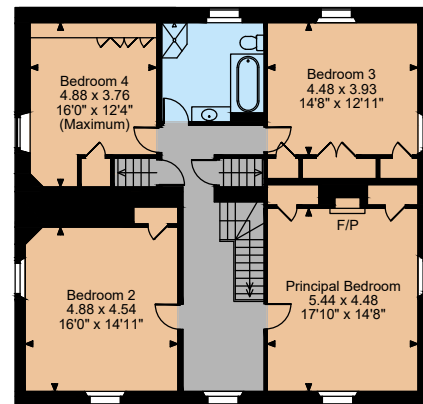
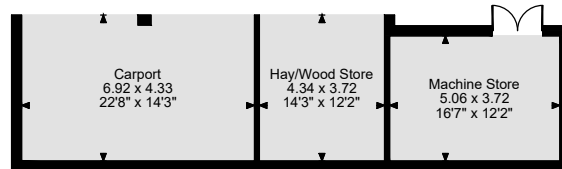


**Cellar**

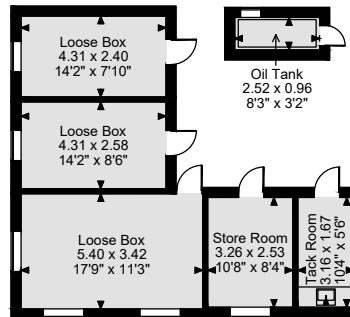


**Ground Floor**

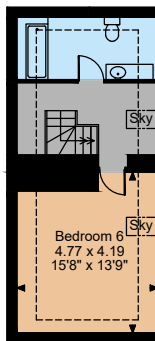
Entrance Hall  
5.53 x 2.41  
18'2" x 7'11"  
(Maximum)



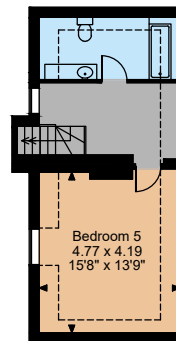
**First Floor**



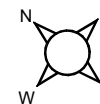
**Stables/Store**



**Second Floor**



**Second Floor**



## Floorplans

Main House internal area 3,867 sq ft (359 sq m)

Carports internal area 504 sq ft (47 sq m)

Outbuilding internal area 831 sq ft (77 sq m)

Total internal area 5,202 sq ft (483 sq m)

For identification purposes only.

## Directions

NN12 7QU

**what3words:** ///rewrites.dish.once brings you to the property's driveway

## General

**Local Authority:** West Northamptonshire

**Services:** Oil fired central heating, mains water and electricity, Klargestar biodisc sewage treatment plant, Gigaclear fibre optic broadband

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** E

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

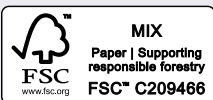
**Listing:** Grade II Listed

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Country Department

43 Cadogan St, London SW3 2PR

020 7591 2213

london@struttandparker.com

struttandparker.com