

# THE MODERN HOUSE



*Buckinghamshire  
Sold*

## Emberton

This wonderful 5 / 6 bedroom house, set within four acres of ancient woodland, was created by the acclaimed architect David Grindley from an original 1870s gamekeepers cottage.

The picturesque charm of the 19th century rural cottage still remains but it has been brought together with some striking 21st architecture by Grindley that capitalises on the property's unique and beautiful setting. The rear elevation is almost entirely glazed over two storeys, following the firm Modernist principle of 'bringing the outside in' (the celebrated Case Study House by Charles and Ray Eames in California was a significant inspiration for Grindley).

The idyllic site forms part of a magnificent bluebell wood which overlooks the water meadows of the Ouse Valley, a designated 'Area of Attractive Landscape' (AAL), and the historic market town of Olney in the distance.

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*South-East England  
Sold*

## Emberton

Accommodation includes a spectacular living / dining area, much of which is double height, that forms the core of the house. It has an impressive fireplace, designed by Grindley at one end. This space is reached via an entrance hall with a WC and cloakroom and leads to a kitchen / breakfast room. Also on the ground floor is a second reception room and another dining area and kitchen. These spaces occupy the original cottage and feature the original Victorian fireplace and wood beams, providing a far more intimate and cosy area compared to the expansive neighbouring spaces. The cottage section of the house has been very cleverly integrated into the overall design of the house but would also lend itself to being used as a separate annexe or guest wing.

From both kitchens a second staircase leads to the first floor of the house. Here a long galleried library, featuring a 10m long oak desk, overlooks the main downstairs space and out into the gardens and woodland. There are five bedrooms on this floor (one with an en suite bathroom) and two family bathrooms. The main two bedrooms also benefit from terraces overlooking the gardens to the front. The only space on the second floor is a sixth bedroom or study that leads out onto a terrace with far-reaching rural views. Its form is a dramatic glazed, cantilevered glass box.

The site extends to approximately four acres and includes a formal garden at the front, including some wonderful walled kitchen gardens, and lawn at the back. Beyond the lawn are the bluebell woods, which are ideal for camping out in on summer nights.

The house interior has been newly completed by the current owners, but for main kitchen and bathrooms to be finished to the buyer's own taste. Images of the proposed designs are available upon request

The house is situated on the edge of the village of Emberton and is just 1.5 miles from the market town of Olney, which has a range of high quality independent shops and restaurants. Just 6 miles away is Newport Pagnell, perhaps best known as the historic home of Aston Martin. Milton Keynes, 10 miles away, with its acclaimed theatre and shopping is the fastest growing city in the country and runs trains services to London Euston in approximately 34 minutes. In nearby Emberton and Newport Pagnell there are 'good' state schools with Bedford, 10 miles away, providing the four, highly regarded, independent Harper Trust schools, Pilgrims School, Bedford School, Bedford Girls' School, and Bedford Modern School.

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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.