

ROCKS
FARM

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Rocks Farm

Eakley Lakes | Stoke Goldington | MK16 8PA

Rocks Farm is a substantial country residence that blends period character with modern functionality. Extending to over 7,000 sq ft, including the main house, professional-standard offices and a range of outbuildings, it provides exceptional space for both family life and working from home. The accommodation is thoughtfully arranged, combining generous reception rooms, bespoke kitchen and dining spaces, well-proportioned bedrooms, and flexible ancillary areas.

Key Features

5 Bedrooms Garages and outbuilding

4 Bathrooms Landscaped garden

Four Acres 7,000 sq. ft. in total

Set within grounds of over four acres, the property offers formal gardens, meadowland paddocks, and mature woodland, all arranged to provide both privacy and open vistas. Located on the edge of Stoke Goldington, the house enjoys a peaceful rural position with convenient access to Newport Pagnell, Milton Keynes and the M1 motorway, making it ideal for those seeking a countryside setting with excellent connections.





Ground Floor

The property opens with a welcoming reception hall, where an ornamental brick fireplace creates a focal point and hints at the character seen throughout. From here, the accommodation flows into the principal reception spaces.

The sitting room is a striking room with a vaulted ceiling, exposed timbers and a large brick fireplace housing a wood-burning stove. Generous proportions make it well-suited to both family use and entertaining. From here, double doors open directly into the orangery, a superb extension to the living space.

The orangery is filled with natural light, with glazed roof panels and a predominantly glazed frontage fitted with bifold doors. Exposed roof trusses add architectural interest, while the outlook across the gardens and paddock land creates an immediate connection with the setting. This is a highly versatile room, equally suited to use as a living area, dining space or for entertaining on a larger scale.

A family/dining room sits nearby, offering views of and access to the formal gardens. Engineered oak flooring runs throughout, and an ornamental fireplace with bespoke bookcases flanking either side provides both storage and character.







Ground Floor Continued...

The kitchen/breakfast room is a centrepiece of the house. Handmade by Fraser James, it includes an extensive range of bespoke cabinetry, a Butler sink, integrated ovens with warming drawer, hob, extractor and dishwasher, together with housings for fridge and freezer. A breakfast bar provides an informal eating area, while design details such as the integrated recycling system demonstrate the care and thought put into this kitchen.

A useful utility and pantry area sits to one side, incorporating a second Butler sink, full-height storage, and discreet spaces for laundry appliances and the boiler. This area offers direct access to the garden, providing a practical connection between the inside and outside.

The ground floor also includes a self-contained guest bedroom, located slightly apart from the main accommodation on a lower level. Exposed beams add character, and the room benefits from its own en suite shower room, making it ideal for guests or multi-generational living.



First Floor

The first floor is reached via a broad galleried landing that offers both circulation space and potential as a study or library, currently fitted with a built-in desk and shelving. The principal bedroom suite is a generous and well-considered space, designed to provide both comfort and practicality. A dressing area with fitted wardrobes ensures ample storage, while the main bedroom itself enjoys elevated views over the gardens. The en suite bathroom includes a freestanding roll-top bath, separate shower, twin basins and WC, with finishes chosen to balance quality and timelessness.

There are three further double bedrooms, each of excellent proportions. Two are positioned to the rear, making the most of outlooks across the paddock and woodland, while the third faces the front of the house and enjoys good natural light. These rooms are versatile in their use, equally suited as children's rooms, guest accommodation or additional study spaces.



First Floor

A family bathroom serves these rooms, fitted with a four-piece suite comprising bath, shower, wash basin and WC. Neutral finishes ensure it will appeal to a range of tastes while being practical for daily use.

On the second floor, a large attic room adds further flexibility. With good ceiling height and natural light, it can be used as a hobbies room, playroom, studio or occasional guest bedroom, providing valuable additional space above the main accommodation.





Dedicated Offices

A particularly notable feature of Rocks Farm is its two professional-standard offices, which are integrated into the main house but accessed via independent external doors.

The upper office is finished to a high specification, with bespoke fitted furniture, multiple workstation positions and a media wall with a large display screen. Air conditioning, roof lights, and carefully planned lighting make this an ideal working environment.

The lower office is equally well equipped, with extensive workstation areas, a server room, a kitchenette and WC. It has been designed with professional use in mind, with dual wall-mounted displays and climate control providing a high level of functionality.

Both offices benefit from their own heating and cooling systems, allowing them to operate independently from the main house. Together, they provide a rare opportunity for home-based professionals or those running a business from home to enjoy dedicated, fully serviced workspaces without compromise.



Garden

The property includes a substantial garage block, designed to house four cars comfortably, with oversized bays allowing space for larger vehicles. Security cameras are installed, and a wide gravel drive provides access and further parking for multiple vehicles.

Additional outbuildings offer a gym, garden stores, and a large agricultural barn, which provides excellent storage for equipment or machinery. A timber-built Gazebo is positioned within the gardens, currently arranged as an outdoor cinema, and adds a distinctive element for entertaining.

The grounds extend to just over four acres and are arranged to offer both formal and informal areas. To the rear of the house are lawns and terraces, providing attractive spaces for entertaining and everyday use. Beyond this are two acres of paddock land, ideal for recreation or equestrian use, and complemented by woodland with a natural stream running through. Small bridges provide access across the water, creating a picturesque landscape.

The gardens are designed to provide a variety of settings, from open lawns to more sheltered terraces and seating areas. The raised timber deck overlooking the woodland is particularly peaceful, while the formal lawns provide a setting that complements the architecture of the house. Approached via secure gates, the gravel driveway sweeps to a broad forecourt in front of the house and garages, providing ample space for both residents and visitors.







Floorplans

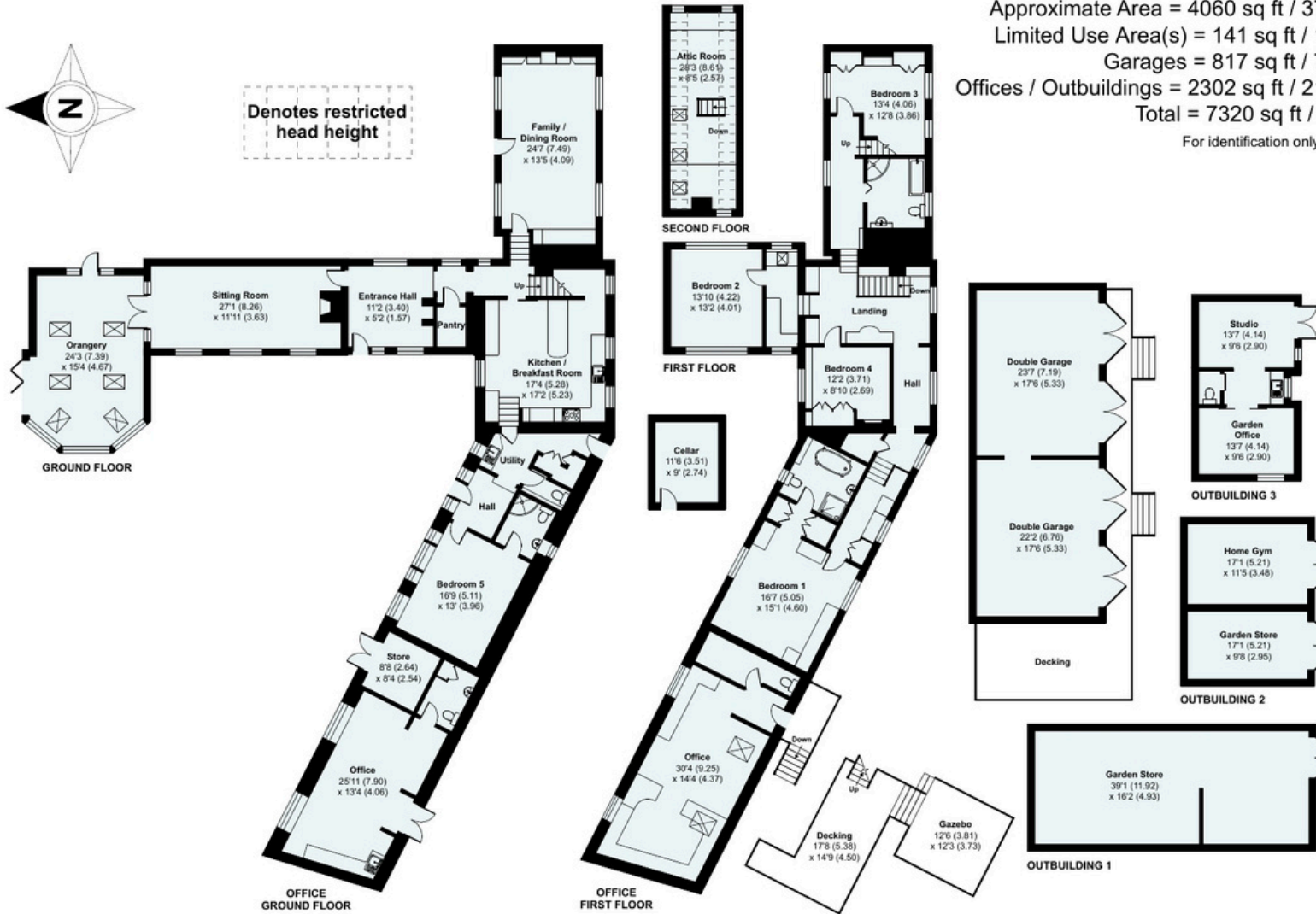
Rocks Farm, Eakley Lanes, Stoke Goldington, Newport Pagnell, MK16



Denotes restricted head height

Approximate Area = 4060 sq ft / 377.2 sq m
 Limited Use Area(s) = 141 sq ft / 13.1 sq m
 Garages = 817 sq ft / 75.9 sq m
 Offices / Outbuildings = 2302 sq ft / 213.8 sq m
 Total = 7320 sq ft / 680 sq m

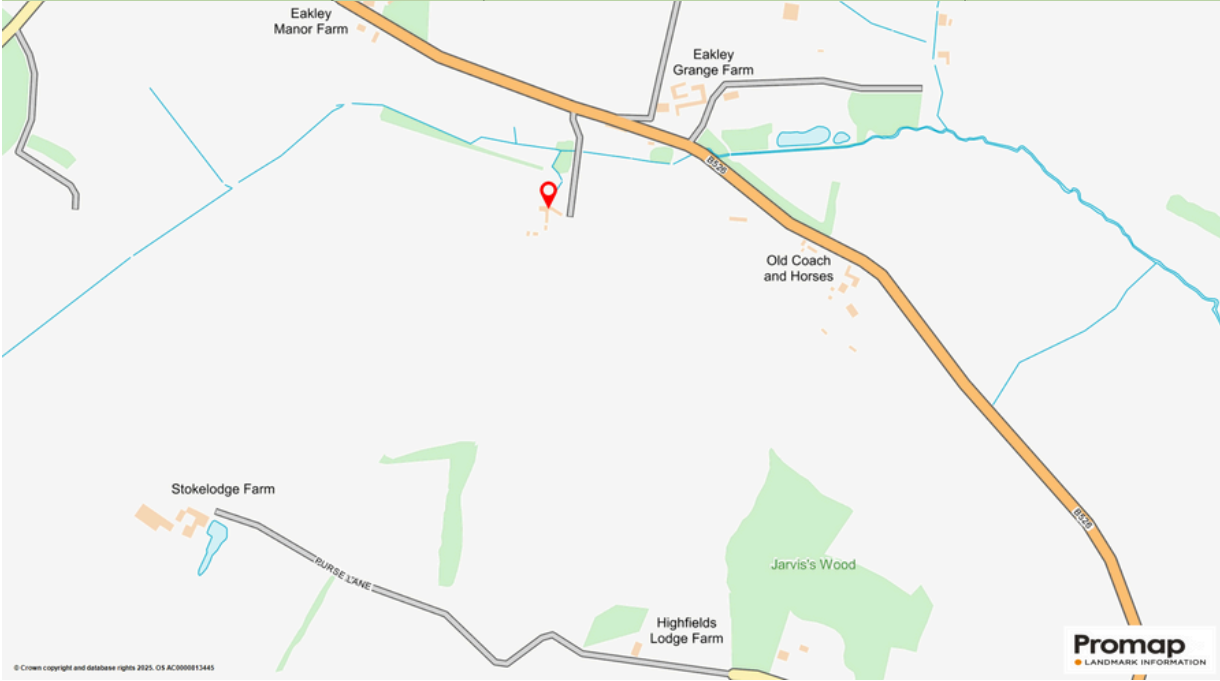
For identification only - Not to scale



About the Area

Stoke Goldington is a traditional Buckinghamshire village with a primary school and a welcoming community atmosphere. The nearby market towns of Olney and Newport Pagnell provide further local facilities, while Milton Keynes offers extensive retail, schooling, cultural and leisure options. In close proximity lies Salcey forest which offers beautiful woodland walks, cycling routes and nature trails, perfect for outdoor enthusiasts and families alike.

For commuters, Milton Keynes Central station provides services to London Euston in under 40 minutes, while the M1 (J14) is readily accessible, linking directly to London, the Midlands and beyond. The property's position therefore combines the benefits of rural living with the convenience of excellent transport links.





Viewing by appointment only

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