

Ickenham Manor

Long Lane, Ickenham, Uxbridge





An important Grade I Listed manor house in beautiful gardens and part moated grounds.

Ickenham Station 0.8 miles, West Ruislip Station 1.1 miles, A40 0.4 miles, M25 3.9 miles, Heathrow 11.5 miles
(Distances and times approximate).



Summary of accommodation

Ground Floor: Reception hall | Cloakroom | Drawing room | Dining room | Sitting room | Study | Kitchen/dining room | Utility room | Boot room

First Floor: Principal bedroom suite with sitting room, store and bathroom | Four further bedrooms | Two further bathrooms

Second Floor: Bedroom | Gym | Games room

Studio/Annexe

Vaulted office with kitchenette | Cloakroom | Double carport | Workshop

Garden and Grounds

Lawns | Moat | Tennis Court

In all about 2.28 acres

Situation



Situated down a quiet lane, just off Long Lane, Ickenham Manor sits in delightful grounds yet within the heart of Ickenham where there are a wide range of local amenities, restaurants, coffee shops and supermarkets.



The A40, M40 and M25 are all accessible making the location great for those wishing to commute.



Ickenham Underground Station offers both the Metropolitan and Piccadilly Lines services, with West Ruislip station offering both the Central line and Chiltern Line to Marylebone.



The area benefits from a number of good schools, both state and independent, catering for children of all ages.



Ickenham Manor

Originally the Manor House of the Manor of Ickenham, this is a very important house dating back in part to the 1300's and is believed to be the oldest surviving dwelling house in Middlesex which is still in domestic use. Originally built as a four bay open hall house, there were additions in the 15th, 17th and finally 18th centuries. The layout is as shown in the enclosed floorplans.

Throughout, the house is steeped in character, retaining many beautiful period features including open fireplaces, exposed beams and panelling. The ceiling heights, particularly to the ground floor, are wonderful; creating a sense of grandeur throughout this magnificent home.







Studio/Annexe

A very useful addition offering a large open plan office space with vaulted ceiling, kitchenette and cloakroom.

Adjoining this is a two-bay car port with an electric car charging point and a workshop.



Outside

Approached down a quiet lane leading from Long Lane, Ickenham Manor is accessed through an electric gate leading to the driveway, passing the studio/annexe and to the house.

The gardens are predominantly lawned, interspersed with numerous specimen trees, floral beds and borders.

Within the grounds are remaining sections of the old moat, a Scheduled Monument, and of great historical importance.

The formal gardens are part walled with lovely floral beds and the remaining lawns give more of a parkland feel.

Sitting to the west of the house is a well maintained, hard tennis court.





FLOORPLANS

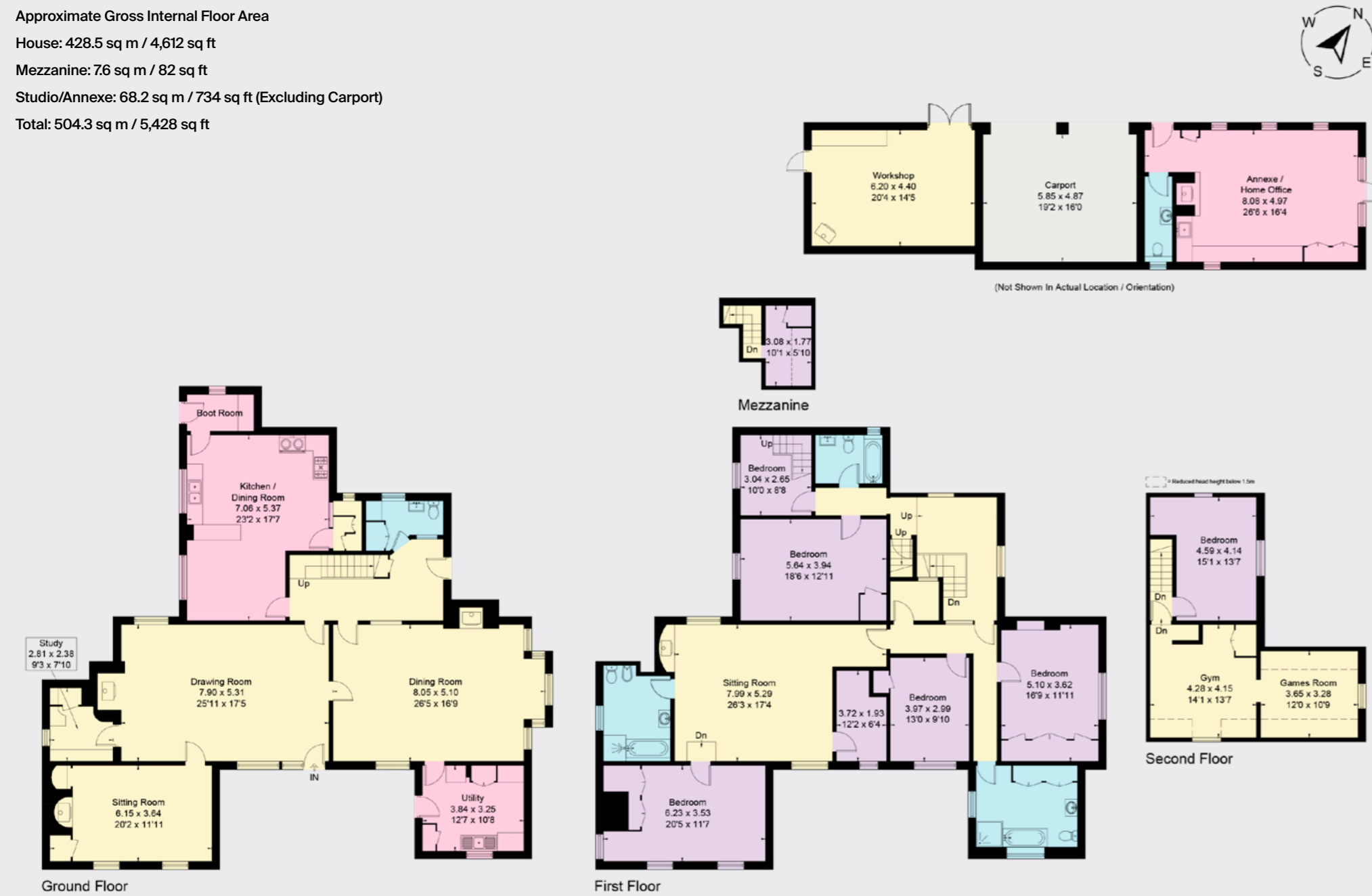
Approximate Gross Internal Floor Area

House: 428.5 sq m / 4,612 sq ft

Mezzanine: 7.6 sq m / 82 sq ft

Studio/Annexe: 68.2 sq m / 734 sq ft (Excluding Carport)

Total: 504.3 sq m / 5,428 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

Services:

Mains water, electricity, oil fired central heating, private drainage and well.

Tenure:

Freehold.

Local Authority:

London Borough of Hillingdon

Council Tax:

Band G

EPC:

E (rating 52)

Postcode:

UB10 8QT

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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