

Drummers Yard, Beaconsfield, Buckinghamshire





A Grade II listed masterpiece in the classic Arts and Crafts tradition.

Summary of accommodation

Main House

Entrance hall | Drawing room | Sun room | Dining room
Study with mezzanine level comprising shower room and office | Kitchen with breakfast room
Butler's pantry and laundry | Impressive staircase hall

Principal bedroom suite with dressing room and bathroom

Two guest bedroom suites with en suite bathrooms

Four further bedrooms, two with ensuite bathrooms

(seven bedrooms, eight bathrooms in total)

Cottage

Sitting room | Kitchen | Bedroom | Bathroom | Utility room

WC | One further bedroom | Bathroom

Outbuildings

Garage/workshop | Tool store

Garden and Grounds

Garage | Tennis court | Tree house

Beautiful grounds with water features, extensive terracing and mature landscaped gardens

In all about 12 acres

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Situation

Drummers Yard is an exceptional and architecturally important country house, superbly situated within one mile of Beaconsfield and within two miles of J2 of the M40. The property is exceptionally well located for access to London, only 26 miles away, with easy access to Heathrow Airport about 13.9 miles away and Northolt Private Airfield about 12.2 miles away.

There are some excellent schools for both private and state education in the immediate area, including Davenies School in Beaconsfield, Caldicott at Farnham Royal, Wycombe Abbey for girls at High Wycombe and High March and Godstowe.

Beaconsfield train station is within one mile with a regular fast train service to London Marylebone, taking from only 25 minutes.

Beaconsfield town centre offers a wide selection of restaurants and local facilities and the property is within easy reach of the attractive riverside towns of Marlow and Henley-on-Thames.

Distances

Beaconsfield 1 mile, Central London 24 miles (Marylebone from 25 - 30 mins), Heathrow 13.9 miles (Distances and times approximate)

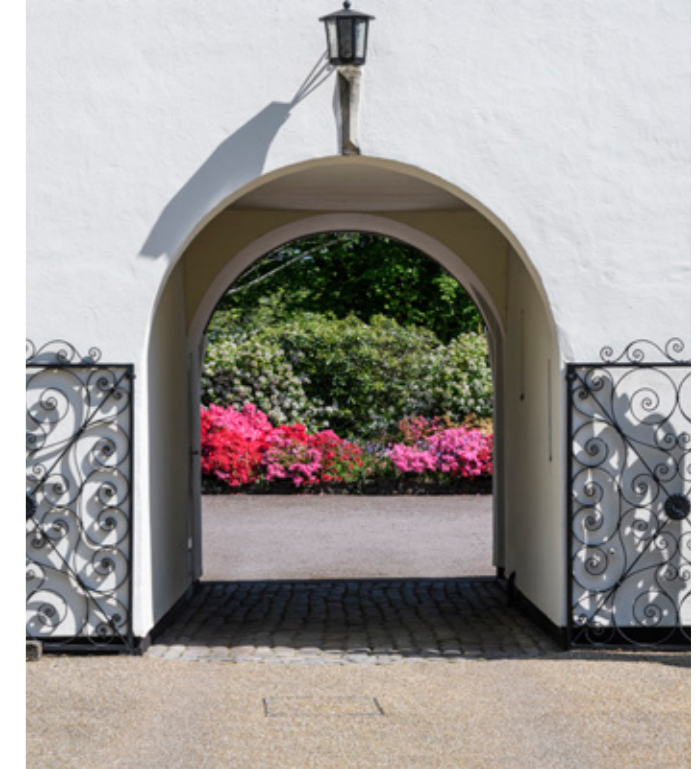


History and Description

Drummers Yard, originally named Birchens Spring, is widely regarded as one of the most important houses in the Beaconsfield area, and one of the most important houses of its type. Built in 1938 by the celebrated architect John Campbell for Mr Rissik, the house is of whitened brick construction under a Cornish slate roof with distinctive chimney stacks. It represents the high water mark of the Arts and Crafts movement with many traditional interior features of the period with catslide roofs and brick arches. With its conical tower, it has the appearance of a Scottish castle, whilst also displaying features of an Italian villa.

Whilst the house will undoubtedly appeal to architectural purists, it will be of equal interest to families looking for comfortable, well laid out living accommodation. Campbell intended that each room would have at least two garden elevations so that the house is light, bright and airy with exceptional views of the gardens.

John Campbell was an architect of great skill and originality, a slightly younger contemporary of Sir Edwin Lutyens and Charles Rennie Mackintosh, who has remained almost unknown. While Lutyens and Mackintosh had made their main contribution to architecture before 1914, Campbell's work only came before the English public in 1938 when Drummers Yard was published in *Country Life*. Campbell was unknown because much of his career had been in Germany, first from 1902 to 1914 and again from 1929 to 1931. His early formation in England was unconventional in that he learnt his skill in the firm of Waring and Gillow which not only designed interiors but complete houses. Campbell made a personal blend of German and English influences which Christopher Hussey, writing in *Country Life*, recognised as a possible middle way between tradition and modernism in architecture.



Campbell had many theories which made his designs cohere. He used a seven foot module and divided the mass of the building to give each room a separate roof ridge. He was able to demonstrate his ideas at Chapel Point, Mevagissey, where he developed three houses on a beautiful headland in a style similar to Drummers Yard but on a smaller scale. He had just posted the papers for a planning appeal to continue the development when he died unexpectedly, falling from the cliff on his way back to Chapel Point. This was typical of the bad luck which dogged his life, which prevented his work from gaining the wider interest Hussey predicted, and it will undoubtedly be admired as it becomes better known.

An interesting historical note is that Dirk Bogarde owned and lived in the house and mentioned it in his memoirs.



Ground Floor

The house is beautifully proportioned with some exceptional rooms. The entrance hall has a wonderful brick and stone arched ceiling and leads immediately into the sun room with sliding doors onto the terrace. Here there are heavy Lutyens features. At one end of the house is the beautiful sun room, a lovely light room overlooking the gardens. Off the hall is a circular dining room. A corridor with murals of Hyde Park leads to the study with a mini kitchen and mezzanine.

Drawing room with double height ceilings, tall windows and an unusual pyramid fireplace.

Rear hall with cloak room, cellar and boiler room with gas fired boiler, Butler's pantry, kitchen with a small breakfast room through to laundry and WC.

First Floor

One end of the house was originally conceived as a staff wing, and is now well laid out to provide guest accommodation comprising a bedroom suite, adjacent child's bedroom, family bathroom and main guest bedroom which is a fine circular room with en suite bathroom.

Landing with access to master bedroom, an impressive double aspect bedroom with en suite dressing room and en suite bathroom.

Staircase hall leading to a bedroom suite with en suite shower bathroom and dressing room. Further bedroom with Juliet balcony and four arched windows overlooking the garden and terrace below.

Flight of stairs leads to the tower in which there is a children's bedroom with en suite shower and bathroom.







Approximate Gross Internal Floor Area

Main House: 968.2 sq m / 10,422 sq ft

Cottage: 158 sq m / 1,701 sq ft

(Including Garage and Basement; not including reduced height area below 1.5m -denoted with dashed line)

Reduced height area: 25.5 sq m / 274 sq ft

Total: 1,151.8 sq m / 12,398 sq ft

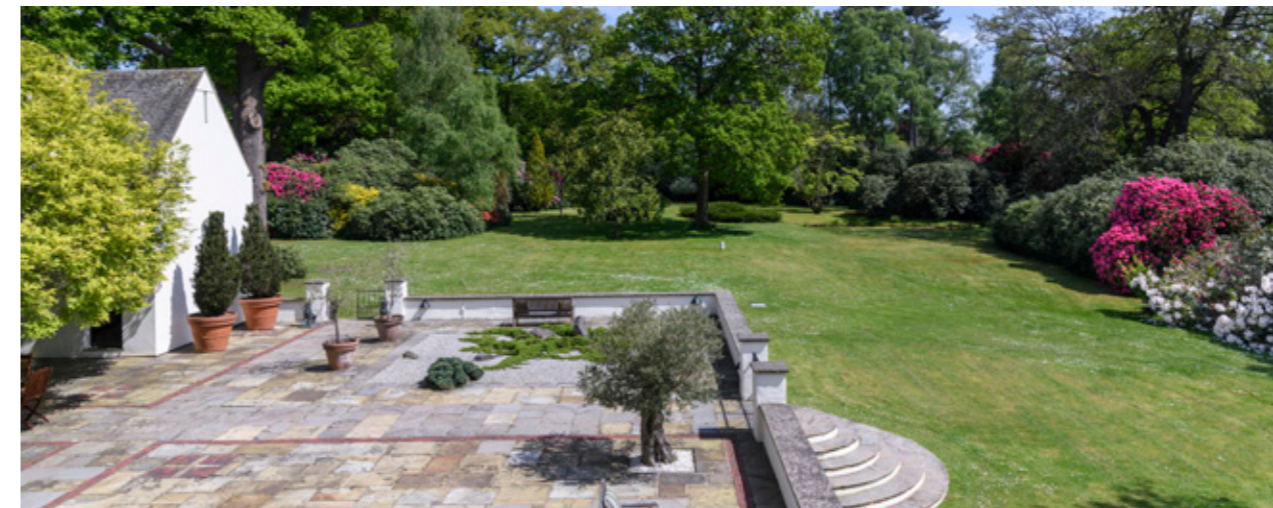
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APPROX. SCALE
0 1 2 3M
0 1 2 3 4 5 10Ft

Cottage

This is an excellent two bedroom detached cottage occupying the site of an original set of outbuildings and with its separate entrance onto the road.



Garage

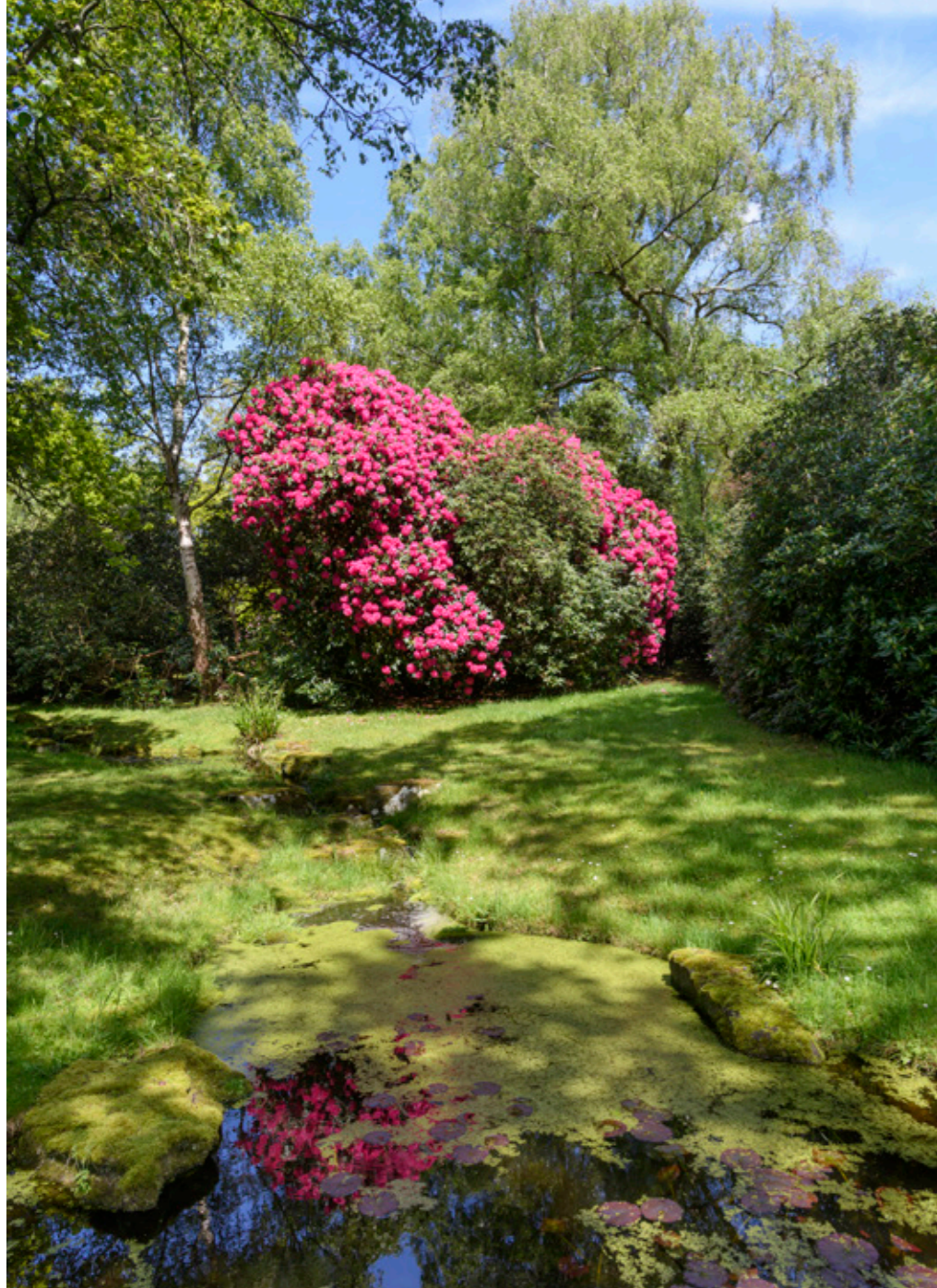
Forming part of the house is a two car garage with a courtyard.

Outbuildings

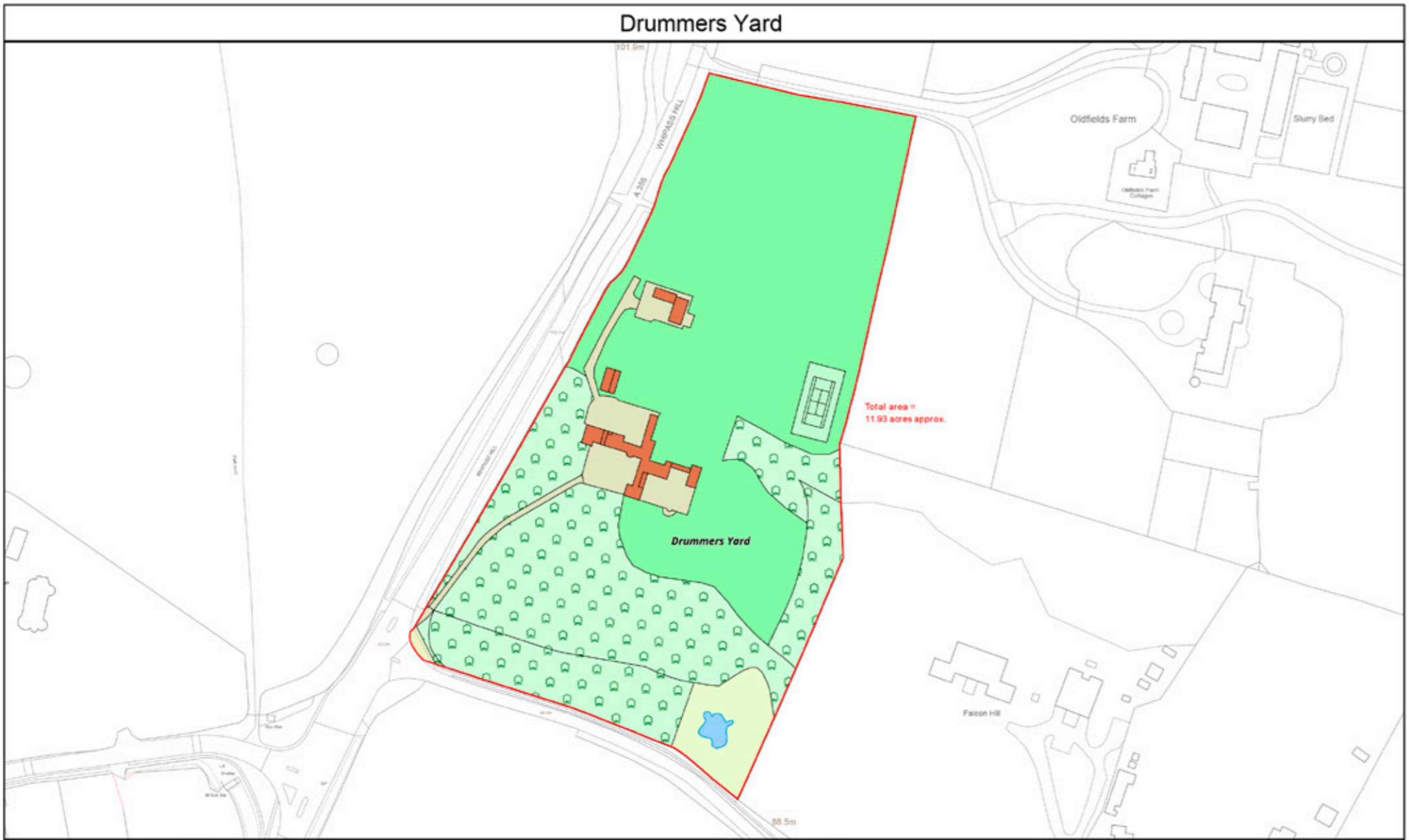
Attached to the house is a gymnasium with a sauna and steam room.

Gardens and Grounds

These are set out on all sides of the house and are beautifully presented. Lightly wooded grounds to the south and east flank a series of water gardens flowing down to a pond. To the east is a hard surface tennis court.







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Title			
Drummers Yard			

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Property information

General Stipulations: The property is for sale freehold with vacant possession on completion subject to the service occupancy of the cottage.

Rights of Way, Wayleaves and Easements: The property is sold subject to and with the benefit of all such matters whether referred to or not. There are no public rights of way affecting the property.

Services: Mains water and gas. Private drainage.

Local authority: Buckinghamshire Council

Council Tax Band: H

Postcode: HP9 2UQ

Viewings

All viewings strictly by appointment only through the vendor's Joint Selling Agents, Knight Frank LLP and Bovingsdons.

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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