

A large, traditional English country house with a red brick and timber frame, a tiled roof, and a clock tower on the right. The house is surrounded by a large green lawn and mature trees under a blue sky with white clouds.

Lower Brook End
Littleworth Common, Buckinghamshire



A charming country house with far reaching views and an extensive range of outbuildings with planning permission in place to extend.

Summary of accommodation

Main House

Reception hall | Drawing room | Dining room | Family room
Kitchen/breakfast room | Cloakroom

Principal bedroom with en suite bathroom and dressing area
Guest bedroom with en suite shower room
Three further bedrooms | Study area | Family bathroom

Planning permission to extend and link the existing house to the cottage and outbuildings.

Old Stable Block

A substantial outbuilding with stores and a garden kitchen

The Cottage

Sitting room | Kitchen/breakfast room
Bedroom | Bathroom | Dressing area

The Granary

A large studio room incorporating living and sleeping area, kitchen and bathroom

Garden and Grounds

Driveway | Gardens and grounds | Terrace
Tennis court | Pond
Double garage

In all about 2.75 acres



Beaconsfield
20-24 Gregories Road
Beaconsfield
HP9 1HQ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

William Furniss
01494 689261
william.furniss@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Will Collins
020 3869 4698
will.collins@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Edward Welton
020 7861 1114
edward.welton@knightfrank.com

Situation

Lower Brook End is well-located in the peaceful hamlet of Littleworth Common on the Buckinghamshire/Berkshire border adjacent to the historic Burnham Beeches. The hamlet boasts two excellent country public houses (The Blackwood Arms and The Jolly Woodman), a thatched primary school and a brick and flint village church built in 1866. From here, communications are excellent for Central London, Oxford and the West Country, with regular rail connections, both to London Paddington from nearby Burnham and from Beaconsfield to London Marylebone.

The M40 (J2) is approximately 2½ miles away and the M4 (J7), approximately 4 miles away. Both are within easy reach giving access to the further motorway network. These junctions are conveniently located for the M25 and London Heathrow Airport.

Everyday amenities can be found nearby in Beaconsfield or Burnham, while more comprehensive shopping facilities are available in either Maidenhead or Windsor. The unspoilt position, in land designated as Greenbelt, offers many scenic walks, cycle and bridle paths. Comprehensive sport and leisure facilities are found at nearby Cliveden House and Stoke Park. There are also a number of golf courses in the area.

Buckinghamshire is renowned for its choice and standard in schooling, both for state (including Grammar) and private (Preparatory and Senior). The house falls within the catchment area of the renowned, coeducational Burnham Grammar School, Beaconsfield High School and John Hampden.



Lower Brook End

Lower Brook End is a charming country house enjoying far reaching views over the adjoining farmland. It is in a peaceful and private setting with open space surrounding the property. Originally dating back to the 16th Century, the house has grown over the years, as different owners have extended and adapted the house. The principal living space within the house is of particular note with an outstanding, triple aspect, drawing room with its large inglenook fireplace. The galleried reception hall has wonderful original beams and panelling and the bright kitchen/breakfast room, which is in the heart of the house is spacious and perfect for family use. Directly off the kitchen is the family room, with large, glazed doors leading to the terrace to the rear of the property.



Approximate Gross Internal Floor Area

Main House: 288.5 sq m / 3,105 sq ft

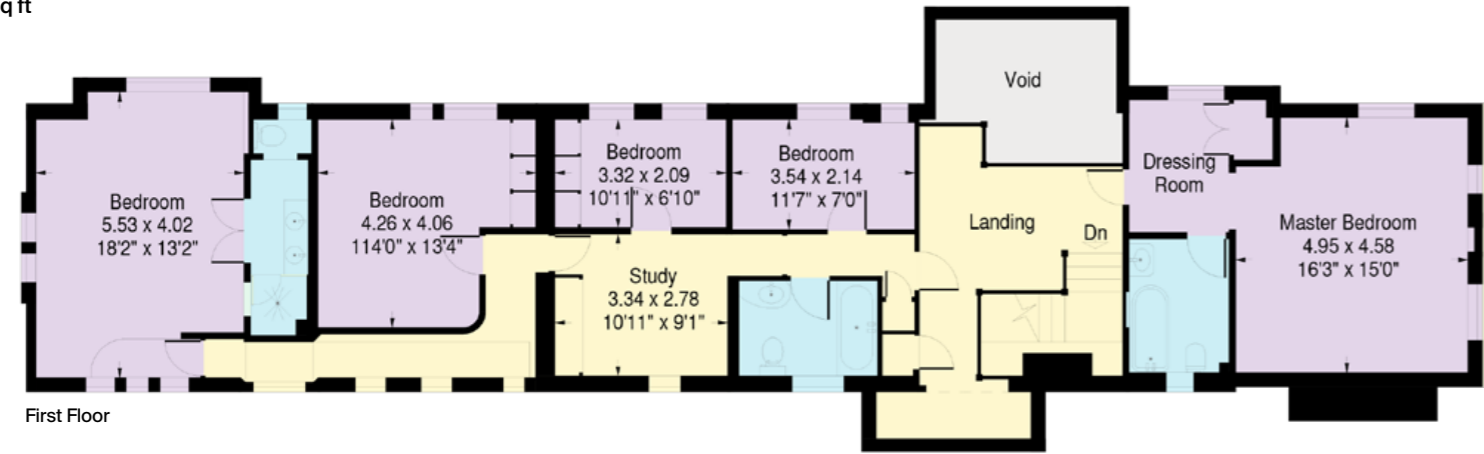
Stable Barn: 82.4 sq m / 887 sq ft

Annexe: 183.7 sq m / 1,977 sq ft

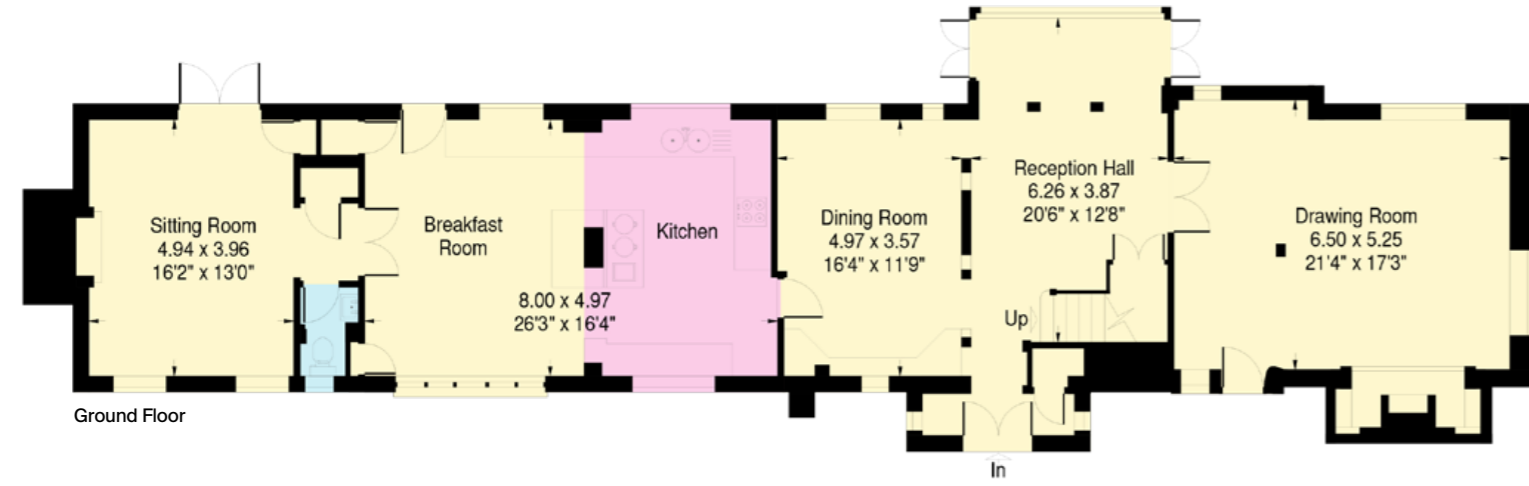
(Including garage; excluding void, attic storage and reduced height area below 1.5m - denoted with dashed line)

Attic storage/reduced height area: 68.2 sq m / 734 sq ft

Total: 622.8 sq m / 6,703 sq ft



First Floor

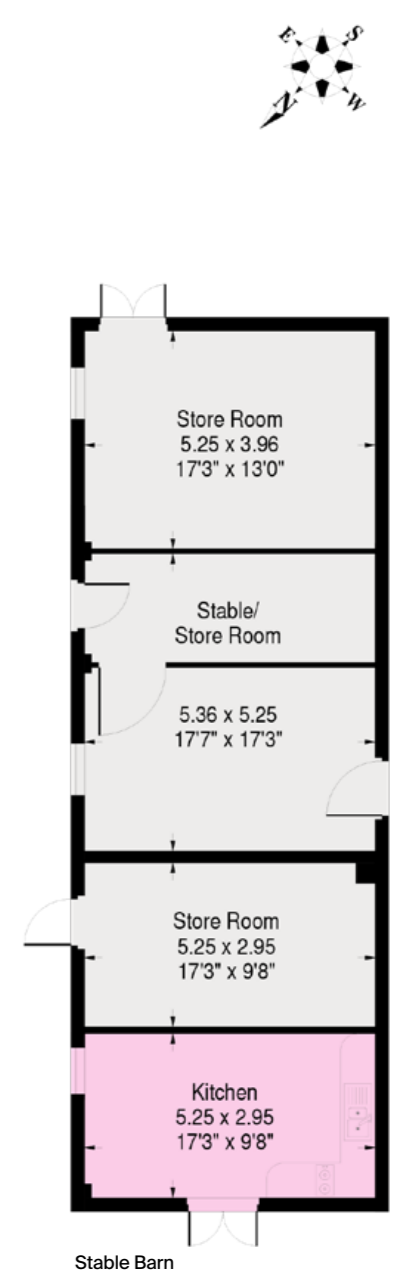


Ground Floor



Annexe Ground Floor

Annexe First Floor



Stable Barn

Ancillary accommodation

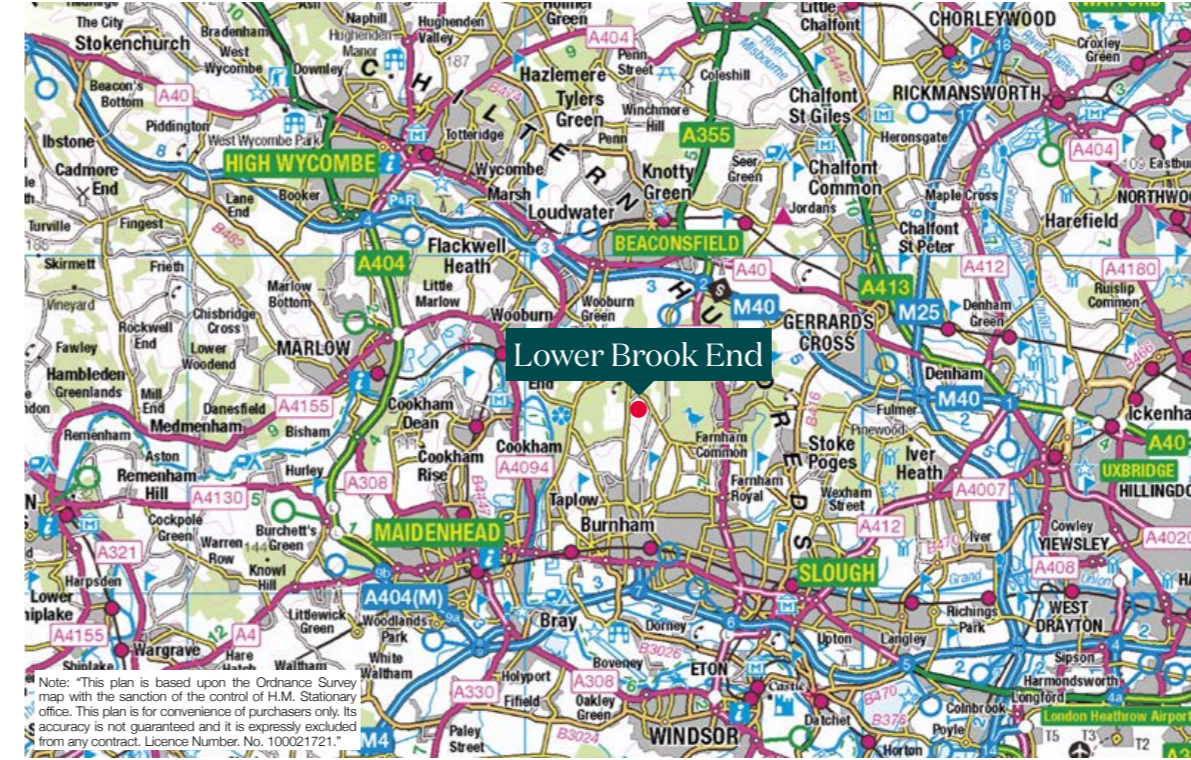
Lower Brook End benefits greatly from the flexibility of accommodation on offer by the extensive range of outbuildings. The old stable block currently incorporates a garden kitchen and a generous amount of storage space. Further ancillary accommodation can be found in The Granary and The Cottage.

Planning permission - Application no. PL/21/4225/FA

Planning permission is in place to extend and increase the house footprint substantially. The main house has been designed to merge with The Granary and The Cottage with amazing glass walkways, creating two totally new wings to the property in a coach house style with an internal courtyard. The additions include a large open plan kitchen with connecting three bedroom guest house, playroom, sitting room, sauna, study and a formal drawing room. In the grounds, there is also planning for a four-car garage, extensive landscaping and an outdoor swimming pool. Architects floorplans and elevations can be obtained from the vendors' agents.

Gardens and grounds

Lower Brook End is beautifully positioned in about 2.75 acres. The property is approached via a sweeping gravel driveway, winding through established gardens to a large turning area in front of the house. The gardens for the most part are formal lawned sections, with established shrub borders and wonderful specimen trees. Boundaries on all sides are made up of mainly hawthorn hedgerows, plus some high laurel screening. To the rear of the gardens there is a well-presented tennis court as well as a pond. There is a wonderful walled garden to the south of the property. The gardens are part-terraced, part laid to grass, with a wonderful, central ornamental feature. The terraced section benefits from the shelter of a large pergola and is linked to the outside kitchen, perfect for outdoor entertaining.



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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2022. Photographs and videos dated June 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Services

Mains water, electricity and oil-fired central heating. Private drainage.

Local authority

Buckinghamshire Council. Tel: 0300 131 6000

Energy Performance Certificate

Main House: Band F

Annexe: Band F

Directions (Postcode: SL1 8NF)

From London take the M40 to junction 2 and exit. Take the first exit left onto the A355, the dual carriageway signposted to Farnham Common and Slough. After approximately 200 yards turn right onto the Burnham Road, signposted Burnham. Follow this road for about two miles to Littleworth Common, passing the Jolly Woodman public house on your left. Continue to follow the road for approximately 0.3 miles and after passing Horseshoe Hill on your left hand side and then Brook End Farmhouse on your right hand side, the entrance to Lower Brook End can be found almost immediately on your left hand side.

Viewings

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



