

The Priory

Chetwode, Buckinghamshire





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Tingewick 2 miles, Buckingham 6 miles, Bicester & Bicester North Station 7 miles, M40 (J10) 9 miles,
Milton Keynes 15 miles, Oxford 22 miles, Central London 71 miles
(All mileages are approximate)

An important and substantial Grade II listed house set in private grounds.

Lot 1: The Priory

Reception hall | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Garden room | Library
Flower room | Utility room | 2 cloakrooms | Interior courtyard garden | Cellar

Principal bedroom with dressing area and ensuite bathroom | Guest bedroom with ensuite bathroom | 2 further first floor bedrooms
Family bathroom | Study | Second floor with 3 further bedrooms | Bathroom | 2 store rooms | 2 attic rooms | Tank room

Double garage with tank room, 3 stores and WC | First floor annexe with living area/kitchen, 2 bedrooms and bathroom
First floor office comprising meeting room, 2 offices, kitchen area and cloakroom

Outside:

Lake with Greek Doric lakeside temple | Avenue | Obelisk | Formal and informal gardens | Woodland | Paddocks

In all about 11.51 acres

Lot 2:

Extends to 3.32 acres and consists of an historic garden, part moated, encircled by a wall
with attractive bridges crossing the moat, a paddock and woodland.

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Situation

Chetwode is a delightful small hamlet on the Buckinghamshire/Oxfordshire borders. Tingewick village is 2 miles away with a local shop, two public houses and a church, while Buckingham and Bicester are within easy reach and provide an extensive range of shopping and leisure facilities. Bicester Village Outlet is within a short drive and offers a number of luxury goods and designer clothing stores with also the popular Soho Farmhouse closeby.

Bicester North Station lies approximately 7 miles away with frequently trains to London Marylebone in roughly 55 minutes. Equally, access to the motorway network is superb with junctions of the M1 and M40 closeby. Birmingham International Airport and Oxford Airport are also within easy reach.

Educational facilities in the area are first class with of note; Stowe School in particular is lies with 8 miles, Tudor Hall for girls, Swanbourne, Beachborough and Winchester House at Brackley. Bloxham and Rugby School are all within reach and the Oxford Schools including St Edwards, The Dragon and Summerfields, amongst many others.

Sporting facilities in the area are extensive with golf at Stowe, Whittlebury Park and Buckingham along with motor racing at Silverstone.



The Priory

The Priory is a handsome Grade II listed property with a wealth of period features, built in 1833. There was a building on the site well before this and a date plaque on the eastern façade bears the date 1655. The house was re-built with some of the existing materials in the 19th century with stunning fireplaces and the fine mahogany doors into the dining room being added. The Priory is approached via a pair of wrought iron gates and a pedestrian door also giving access to the drive. The attractive façade features mullion windows, stone quoins and moulded ironstone kneelers.

From the front door, the grand reception hall with open fireplace providing access to the dining room. The drawing room and library are found off the reception hall and enjoy a southerly aspect with views towards the lake. The sitting

room is well fitted with attractive cupboards and offers views over the rear gardens. The kitchen/breakfast room lies adjacent to the reception hall and is well fitted with an Aga, built-in Neff oven, hob and microwave, fully integrated fridge and granite work surfaces. A utility room and pantry are located adjacent to the kitchen/breakfast room. The garden room has doors opening onto the rear garden with a terraced area. Both rooms overlook the eastern gardens with the avenue and obelisk.

A door and stairs leading down to the cellar are found next to the garden room. A further hallway runs from a secondary front door passing the flower room near the back door. There is an inner courtyard area between the boot room and inner hallway.







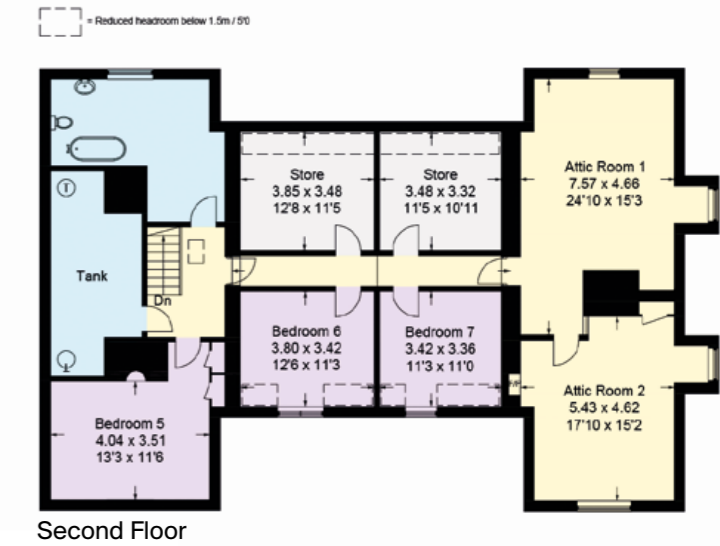
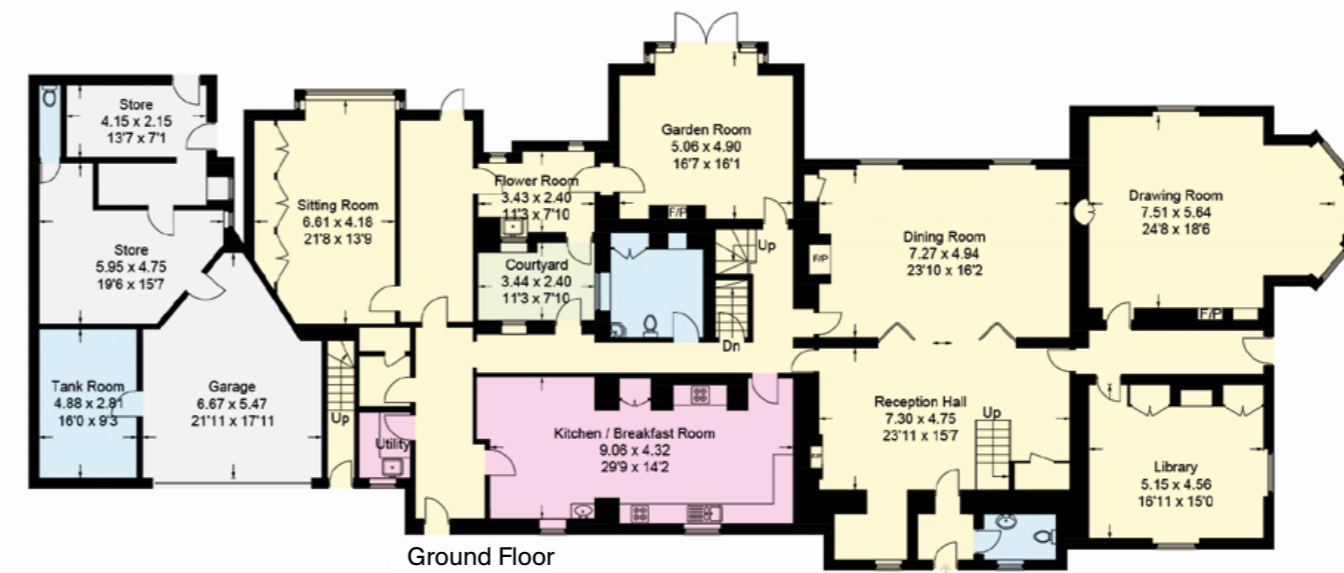
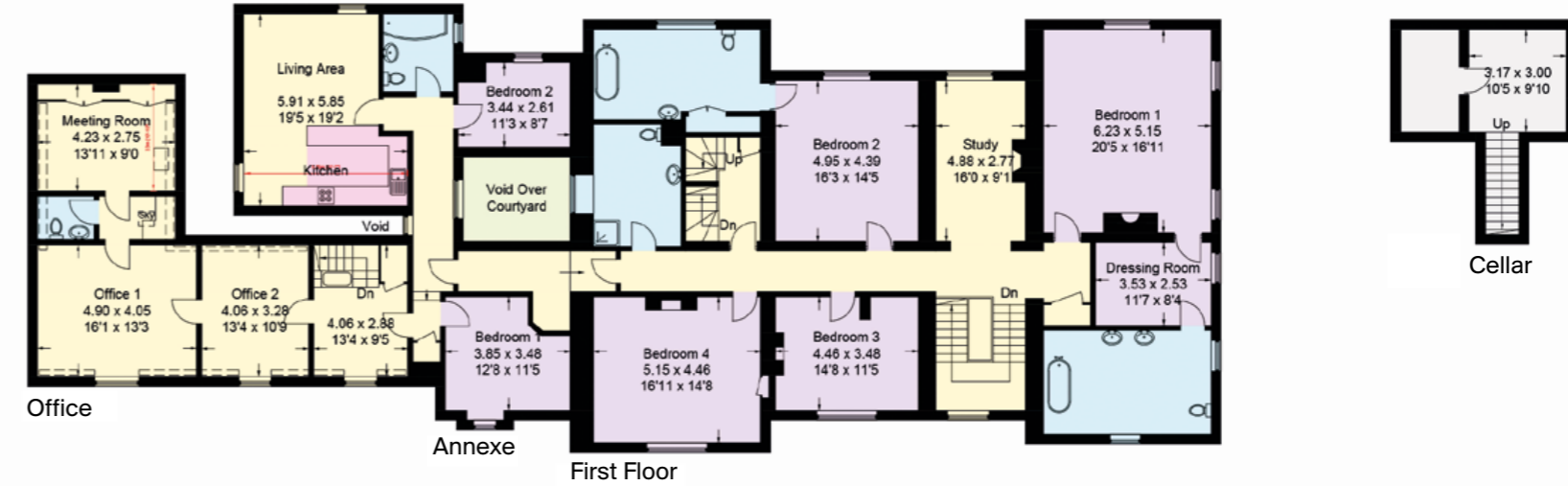
From the reception hall stairs rise to the first floor with a secondary stairway to the first floor off the inner hallway. The master bedroom suite is dual aspect and of generous size. The guest bedroom offers an ensuite bathroom, and two further bedrooms, a family bathroom and study area can be found on this floor. The secondary staircase leads up to the second floor with three further bedrooms, bathroom, two stores and two attic rooms.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area
Main House: 759 sq m / 8,176 sq ft
Garage/Stores & Oil Tank: 84.0 sq m / 905 sq ft
Office: 67.0 sq m / 725 sq ft
Annexe: 71.0 sq m / 768 sq ft
Total: 981 sq m / 10,574 sq ft
(Quoted Area Excludes 'Internal Courtyards')

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.





Annexe

Above the garage and part of the main house lies a two-bedroom annexe with living area/kitchen and bathroom. The annexe benefits from independent access and views across the gardens and grounds beyond. This would be ideal for a live-in nanny, as a granny annexe or for guests.

Office

The office is located next to the annexe, using the same staircase. It comprises two offices, a meeting room, kitchen area and cloakroom.

Outbuildings

The double garage is attached to The Priory and there is a tank room, several stores and a WC to the rear with access onto the east lawn.

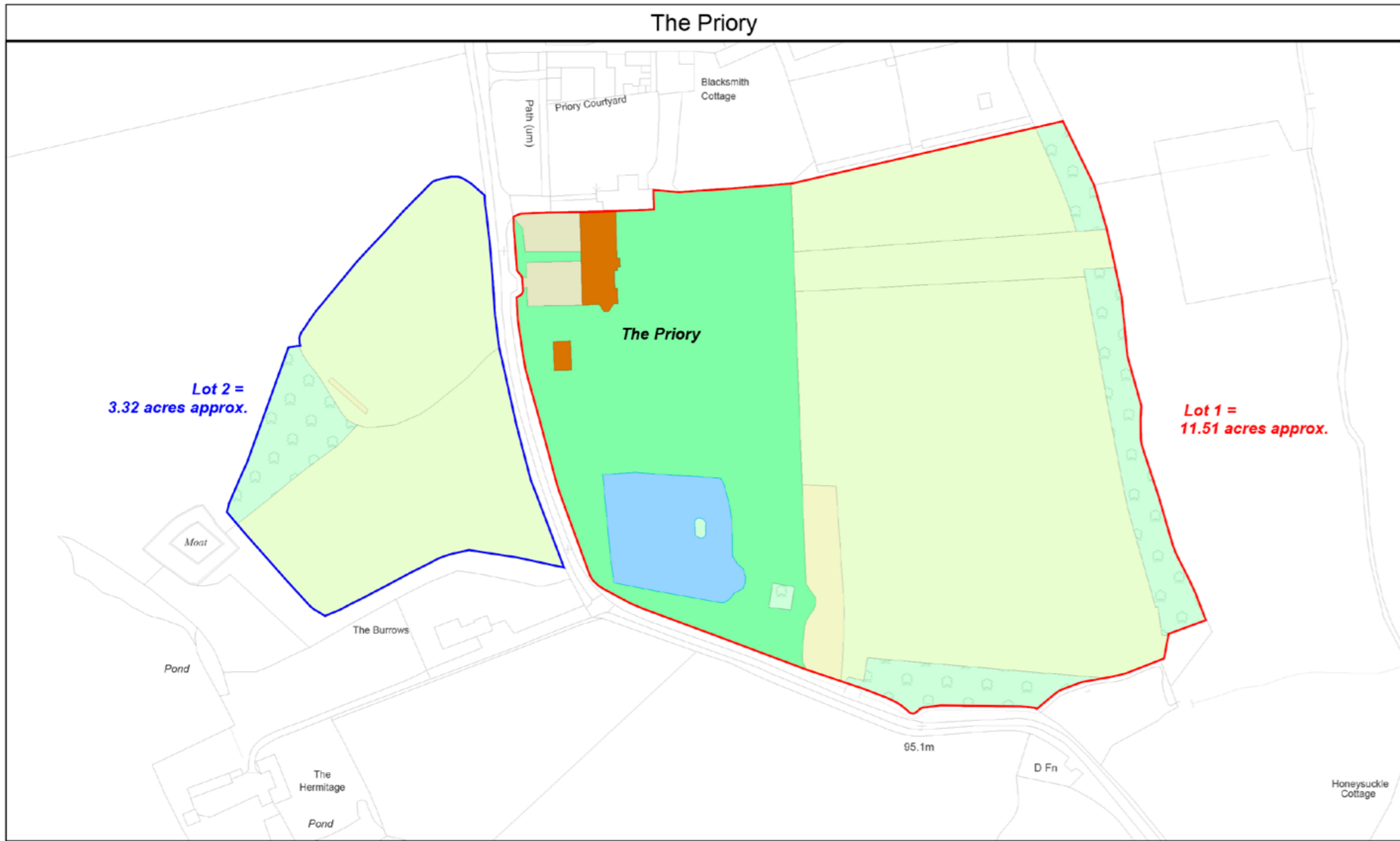
Outside

The majority of the grounds lie behind the house to the east. These comprise gardens with lawns, tree lined avenue with obelisk, a terrace, attractive lake with Greek Doric pavilion and 'Chetwode Priory Folly' – a covered entertaining area with cupboards housing a sink and fridge. The two paddocks lie beyond the gardens with a wooded area at the far boundary. In all the paddocks and gardens to the east extend to about 11 acres.

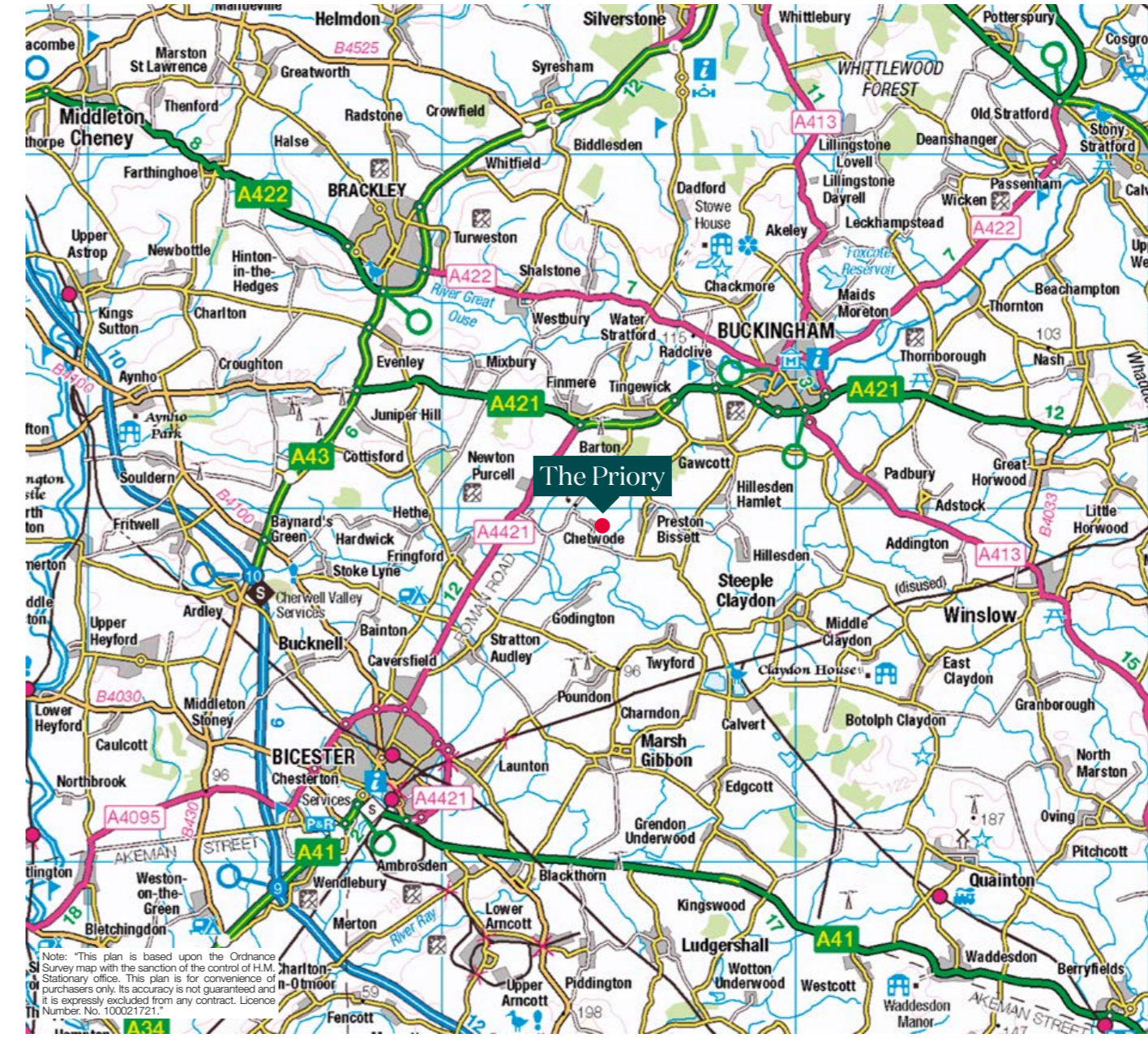


Lot 2

Located to the west of The Priory across the road there are further grounds comprising a 'moated' walled area known as The Monks Garden, approached across a Chinese bridge. These gardens and paddocks extend to approximately 3.3 acres.



Mapping Department Knight Frank LLP Ramsbury House, 22 High Street Hungerford, Berkshire, RG17 0NF (t) 01488 688508 (e) mapping@knightfrank.com			Date: 15:03:21 Drawn By: CW Scale: 1:2000 @ A4 Plan Ref:
			Title The Priory
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Tenure

The property is offered freehold with vacant possession upon completion.

HS2

The property is approximately 330 meters from the High Speed railway line which will be constructed four meters below ground level and will have an acoustic three metre high bunds to mitigate the sound affecting the Church and The Priory. The HS2 website states the railway will be open between 2029 and 2033. For further details regarding the HS2 scheme, please contact the agent.

Services

Mains water and electricity are connected. Drainage is to a private system on site. Central heating is provided via an oil-fired boiler.

Local Authority

Buckinghamshire Council. Tel 0300 131 6000.

Directions (MK18 4LB)

From junction 9 of the M40 motorway follow the A41/4421 towards Newton Purcell. Before reaching Newton Purcell turn right signposted to Chetwode and follow the road as it bends to the left. On reaching Chetwode turn right, again signposted to Chetwode (School End), and The Priory will be found on the left immediately after the church.

Viewings

All viewings must be made strictly by appointment with the sole selling agent Knight Frank.

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