

# Vancouver Lodge, Dadford

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An elegant house and annexe with fine period features set in beautiful gardens of over 2 acres.

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### Summary of accommodation

Two reception rooms | Dining room | Kitchen and breakfast room

Utility | Ground floor cloakroom

Six bedrooms | Three bathrooms

Balcony | Annexe

**In all about 2.2 acres**

### Distances

Silverstone 2.4 miles, Buckingham 4 miles, Milton Keynes 17 miles,

Oxford 30 miles, London 78 miles.

(Distances and times approximate).









## Vancouver Lodge

Vancouver Lodge sits at the top of its large and exceptionally private plot enjoying wonderful views.

The house, which is believed to date back to the 18th century, has accommodation set over three floors. The principal bedroom benefits from a dressing room and en suite, whilst there are four further bedrooms and two additional bathrooms. Entered through a generous entrance hall with ornate floor tiles, the ground floor features two formal reception rooms, each with decorative fireplaces, original wood panelling, and bay windows. There is also a formal dining room and generous kitchen and breakfast room.

There is a high quality detached annexe with a large open plan studio or living space on the ground floor with a mezzanine bedroom area on the first.

The partly walled gardens are laid to lawn with mature trees, shrubs and hedging throughout and there is a natural pond. Along driveway approaches the house with space to park several cars.





## Situation

Vancouver Lodge is located at the edge of Dadford, a quiet hamlet northwest of Buckingham and bordering the Stowe estate. It is also well placed for access to Silverstone.

There are trains to Euston station from Milton Keynes or to Marylebone via Bicester. Access to London by road is also easy, with nearby junction 10 providing access to the M40. Alternatively, there is nearby access to the M1.

Local schools include Stowe, Akeley Wood, Swanbourne House, the Royal Latin School in Buckingham, Beachborough, Winchester House, and Thornton Girls School. Oxford schools are also within reach, including Lyneham, The Dragon School, Oxford High School, Ashfold Preparatory School and St Edward's.

## Property information

**Services:** LPG, mains electricity and water. Fibre broadband.

**Local authority:** Aylesbury Vale District Council

## Viewings

Strictly by appointment through Knight Frank 01865 790077.









### Approximate Gross Internal Floor Area

Main House = 309.9 sq m / 3,336 sq ft

Outbuildings = 100.2 sq m / 1,078 sq ft

Total Area = 410.1 sq m / 4,414 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.



Knight Frank Oxford

274 Banbury Road

## Summertown

Oxford

OX2 7DY

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

## Samuel Lamb

01865 264856

samuel.lamb@l...



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