

East Claydon, Buckingham



Historic Grade II listed house set in mature gardens enjoying wonderful views.

Summary of accommodation

Ground floor: Entrance hall | Drawing room | Sitting room | Dining room | Study
Kitchen and breakfast room | Utility | Boot room | Cloakroom

First and second floors: Seven bedrooms | Three bathrooms

Studio: Studio room | Kitchenette | Cloakroom | Shower

Gardens: Double garage | Stable block

Distances

Haddenham and Thame Parkway 15.4 miles, Buckingham 6.9 miles, Leighton Buzzard 14 miles, Wendover 18.2 miles, Princes Risborough 20 miles, Milton Keynes Central 14 miles, Bicester 14 miles, Oxford 28 miles, Central London 58 miles
(Distances and times approximate).

Description

The property is a distinctly attractive period house with many features, such as the ashlar stone porch, oak framed windows and elegant fireplaces. The house dates back to the 17th century.

Set over three floors, the spacious accommodation includes three reception rooms and up to seven bedrooms, served by three bathrooms. There is also a generous kitchen and breakfast room. Outside the house is a high-quality studio enjoying incredible elevated countryside views and it benefits from a kitchenette and cloakroom.

Location

East Claydon is an attractive Buckinghamshire village benefiting from a Church of England school and nursery and an attractive church. It also benefits from many footpaths and circular walks through the surrounding countryside. A wider range of amenities can be found in nearby Winslow.

The area is well served with schools including - Swanbourne House, Winchester House and Ashfold and a very highly regarded state primary - Whitchurch Combined School.





Schools, most with bus services from the village, include Stowe, Akeley Wood, Thornton College, Waddesdon Church of England Secondary and the highly sought-after Aylesbury Grammar Schools.

Commuter communications are very good with fast train services from Bicester, Haddenham and Thame Parkway, Princes Risborough, Milton Keynes or Leighton Buzzard to London. The motorway network is accessed at Junction 9 of the M40.

Seller's note

I have had the privilege of living in The property for over 31 years and consider myself a 'guardian' to such a delightful old house. It sits quietly behind a most unusual and attractive wall with archway and is steeped in history dating back to the 17th century. The house has strong connections with nearby Claydon House and the Verney family and it was in the 17th century that one of the Verney sons, Edmund lived here with his wife Mary. Their initials can be seen over the Jacobean porch at the front of the house.

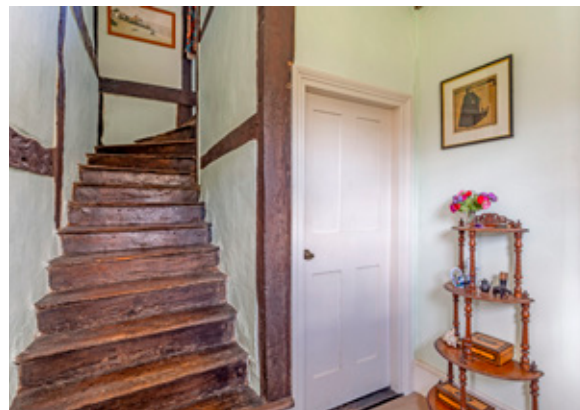
The property has been loved by various people over the years, including in the 1930s when Arthur Bryant, a leading historian at the time, lived here. I have found the house to be very inspirational and I am sure Arthur Bryant did too as it is said that he often sat in the front porch writing his books including a significant one on Charles II which was published in 1931. Because the Verney family were prolific writers themselves The property is mentioned many times in the Verney Letters. You read that Edmund Verney planted the mulberry tree and you get a glimpse of the lives that went on at The property with the family and servants. I often feel the magnificent oak staircase could tell many stories!

Not only has living here been a great privilege, it has also been a great joy simply because the house is so serene. Both the house and gardens are filled with peace and tranquillity and offer a really stress-free environment. Over the years, the many family members and friends who have stayed here have always departed feeling much calmer than when they arrived! Perhaps the fact that the house is so filled with light contributes to everyone's wellbeing.

There is an abundance of wildlife in the garden, from the wide variety of all-year-round birds to regular visiting pheasants, foxes, badgers and the occasional muntjac. Swifts and swallows often make their summer return here.

It is with great reluctance that I am deciding to downsize, which is why The





White House is now looking for a new 'guardian' – someone who will appreciate the enjoyment of living in a most enchanting house which represents a part of English history – a house which deserves to be treasured and taken care of for many years to come but needs someone who will also appreciate the quirks and the maintenance involved with caring for such a special property.

Gardens

The house is set in mature gardens of about 1.1 acres. Set back from a no through lane and hidden from view behind an ornate brick wall. There is an ornate garden to the front laid to lawn with a pathway through the middle and attractive borders around the edges. To the rear of the house is a similarly attractive area, laid to lawn with borders and a paved area. The rest of the grounds are made up of a large sweeping driveway with two gates and a paddock.

Directions (MK18 2NB)

From London, head north via the M40. Exit at junction 9 (Bicester) and turn right onto the A41. Continue until you reach the junction for Bicester Village and turn right, continuing on the A41. After approximately 2 miles, turn left towards Grendon Underwood and continue on Buckingham Road and then Percy Hill. After passing Calvert turn right on to Werner Terrace and left towards East Claydon. The property can be found on the left-hand side of Church Way.

Property information

Services: Mains water, electricity, drainage and fibre broadband.

Oil central heating.

Local authority: Aylebury Vale District Council

Council Tax Band: F

Tenure: Freehold

Guide Price: £1,650,000

Viewings

Strictly by appointment through Knight Frank by calling 01865 790 077.





Approximate Gross Internal Floor Area

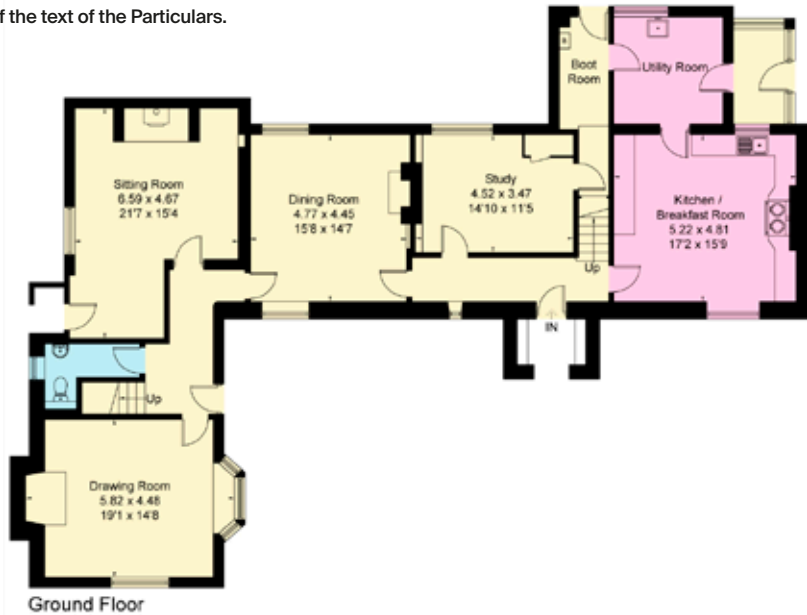
Main House = 348.7 sq m / 3,753 sq ft

Outbuildings = 114.3 sq m / 1,230 sq ft

Total = 463 sq m / 4,983 sq ft (Including Garage)

Including Limited Use Area (1 sq m / 11 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

I would be delighted to tell you more
William Kirkland
01865 264865
william.kirkland@knightfrank.com



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Particulars dated October 2022. Photographs and videos dated October 2022.

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