



# DINTON HALL

DINTON | BUCKINGHAMSHIRE





# DINTON HALL

DINTON | BUCKINGHAMSHIRE

London Heathrow (T5) 35 miles (circa 45 minutes) | London West End 45 miles | Haddenham and Thame Parkway to London Marylebone from 37 minutes  
Oxford 16 miles | Thame 6 miles | M40 11 miles | M1 23 miles  
(Distances and times are approximate)

*‘An extensively refurbished and immaculately presented Grade II\* listed Manor House with panoramic views to the Chiltern Hills’*

**Ground Floor** - Entrance hall | Library | Study | Drawing room | Sitting room | Dining room | Inner hall | Cloisters | Kitchen/breakfast room  
Secondary kitchen | Family room | Wine cellar | Swimming pool complex with sauna and shower room | Orangery

**First Floor** - Principal bedroom suite with dressing room and ensuite bathroom | Three further bedroom suites with sitting rooms and ensuite bathrooms | One further bedroom with ensuite bathroom

**Second Floor** - Bedroom and ensuite bathroom | Two further bedrooms | Games room/gymnasium | Staff flat with sitting room, kitchen/breakfast room, bedroom suite and 4 attic stores

Garaging | Machinery store

Formal terrace | Parkland | Formal gardens | Walled garden | Dovecote | Ponds | Summer house | Treehouse

Grazing land

Total gross internal area approximately 20,000 sq ft

**In all about 46.39 acres**



**Viewing by appointment only.**

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

# SITUATION

Dinton Hall is situated in an elevated position next to the 13th Century Church and to the east of Dinton, with far reaching views to the Chilterns. In the neighbouring village of Westlington is the Seven Stars public house and La Chouette for fine dining. There are extensive services available in Thame, whilst Oxford has an excellent range of shops, theatres and hospitals and is about 16 miles to the west. There are excellent schools in the area including Ashfold School, The Dragon, Summerfields, Cothill and The Manor. Secondary Schools include Oxford High, Headington, St Edwards and Magdalen College.

Dinton Hall is well located for communications. Haddenham and Thame Parkway is a short drive with a regular mainline service to London Marylebone taking from 37 minutes. The M40 is 11 miles to the south and the M1 is 23 miles to the east, linking up to the national motorway networks and London. Sporting opportunities in the area include Golf at The Oxfordshire. The renowned Le Manoir aux Quat'Saisons is a short drive, whilst racing is available at Ascot and the area provides excellent walking opportunities.





# HISTORY

The Manor at Dinton was mentioned in the Domesday Book. It was gifted to Lord Odo, Bishop of Bayeux, by his brother, William the Conqueror. Although there are multiple changes of ownership and the hall is of medieval origin with some remnants of 14th Century work, it is recorded that Archbishop Warham in the 16th Century rebuilt it. The Verney family owned the property in the 15th and 16th Century, but in 1604 it was sold to

Simon Mayne whose son, also Simon, was MP for Aylesbury and a Judge. He was active in national politics during the civil war and a friend of Oliver Cromwell. Cromwell's sword that was used at the Battle of Naseby is still at the hall. When King Charles I was executed in 1649, Mayne was one of the 59 Regicides who signed King Charles' death warrant. The citation reads that the King was beheaded for "treason and other crimes". Allegedly the executioner was

one Joā Bigg, who was the clerk at Dinton Hall and became known as the Dinton Hermit. One of his shoes remains at the hall whilst the other is at the Ashmolean Museum.

During the restoration, Mayne was accused of regicide, imprisoned in the Tower of London and died after falling ill in 1661. His son recovered possession of the Manor, but in 1727 it was sold to Sir Joā Vanhattem. It was

he who was responsible for the development, planting of the Estate and landscape. In 1789, Rebecca Vanhattem, the daughter of Sir Joā, married Reverend William Goodall. It stayed in the Goodall family until 1918 when it passed to Sir William Currie, who died in 1961. The current owner has renovated and refurbished the hall to an immaculate standard.





# DINTON HALL

Dinton Hall is a highly impressive and beautifully restored Grade II\* listed country house, of not only great historical interest but also architectural importance. The house is believed to date from 1492 and enlarged and substantially remodelled in the late 16th Century, added to in the 17th Century, 18th Century and again in early Victorian times. Built of traditional stone and brick under tile roofs, with stone mullioned windows, the house has a north front featuring a beautiful 5 bay ground floor colonnade and a west wing reputed to have been a chapel.

The interiors display some beautiful original features including two Jacobean style staircases, some 18th Century and 19th Century panelling and fine fireplaces. The north front has some 16th Century Flemish armorial glass and some medieval English stained glass.

The house is approached over a sweeping gravel drive guarded by a Grade II listed dovecote, and faces mostly south over its gardens and parkland beyond.

In recent years the house has been extended and refurbished, new services installed and an indoor swimming pool and orangery added. It is now a private family home of exceptional quality ideal for home working, family living and entertaining in equal measure.





## GROUND FLOOR

Reception hall approached through the elegant Jacobean style porch which dates from 1855. Limestone flagged floor with decorative brass inlay, stained glass windows, and ornate plasterwork. Cloakroom WC and access to the extensive wine cellars. An elegant wide tread Oak staircase rises to a half landing.

Drawing room, a beautiful reception room with high ceilings, facing south over the landscaped gardens and beyond to the Chilterns, Bay window, stone fireplace, plasterwork, double doors into;

Library with extensive fitted bookshelves.

Former Chapel, now a study.

Sitting room, a lovely family room with panelled walls, views over the terrace with ornamental pond.

Dining room, with fine panelling.

Inner hall, with stone and marble patterned floor, fire place and door to cloisters.

Kitchen, a superb new family kitchen with breakfast area, limestone floor, bespoke oak units, granite work surfaces, Aga, fitted appliances and a mosaic wall depicting parts of the Bayeux Tapestry.

Utility room, with fitted units.

Family room with secondary kitchen, useful for large gatherings. Access to second front door, cloisters and plant room.







## SWIMMING POOL COMPLEX

A superb new air conditioned limestone indoor pool room approximately 18 metres in length, containing a 14 metre limestone pool. There is a lounge area to one side, opposite is possibly the most intricate and detailed mosaic of its size in the world depicting The Battle of Issus between Alexander the Great and Darius III, the Persian King. At one end is a frieze being a copy of the "Alexander sarcophagus" in Istanbul. Changing room and sauna.

## ORANGERY

Bespoke wrought iron stairs drop down to the impressive air conditioned Orangery, a perfect space for entertaining. The marble Cosmarti

mosaic floor contains blue Sodalite, Albanian red, yellow Sienna, Alpine green and other rare marbles. An aquarium is installed to one wall.

Access to garage with car spaces, workshop and plant room.



## FIRST FLOOR

There are two main staircases. The smaller staircase leads to bedroom suite 5 with ensuite bathroom.

Guest bedroom suite 2, a lovely guest room with sitting room/dressing room and ensuite bathroom. Decorative panelling.

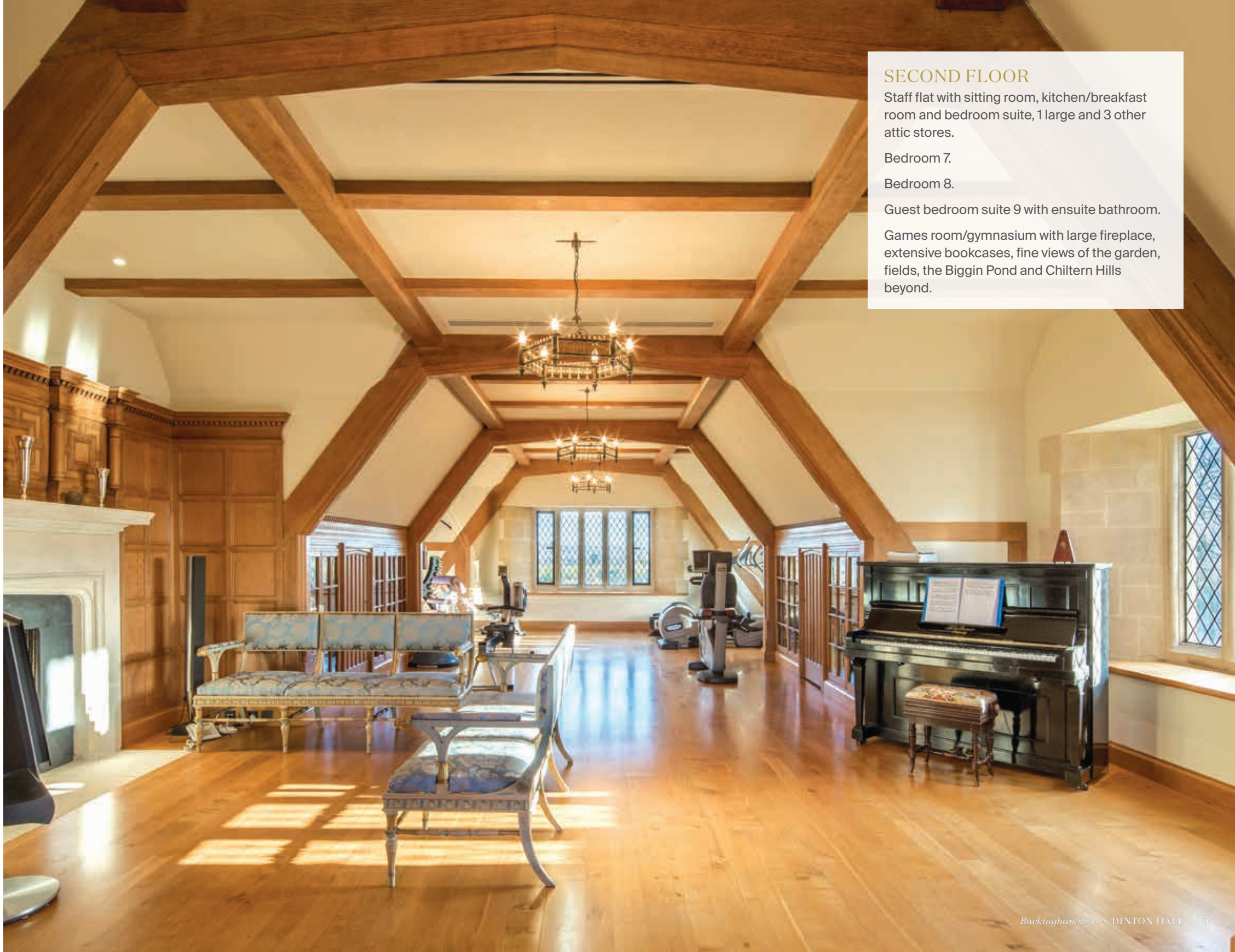
Principal bedroom suite with dressing room and ensuite bathroom. Access to sun terrace overlooking the garden.

Bedroom suite 4 with large sitting room, dressing room and ensuite bathroom.

Bedroom suite 3 with sitting room and ensuite bathroom.

Linen cupboards.





## SECOND FLOOR

Staff flat with sitting room, kitchen/breakfast room and bedroom suite, 1 large and 3 other attic stores.

Bedroom 7.

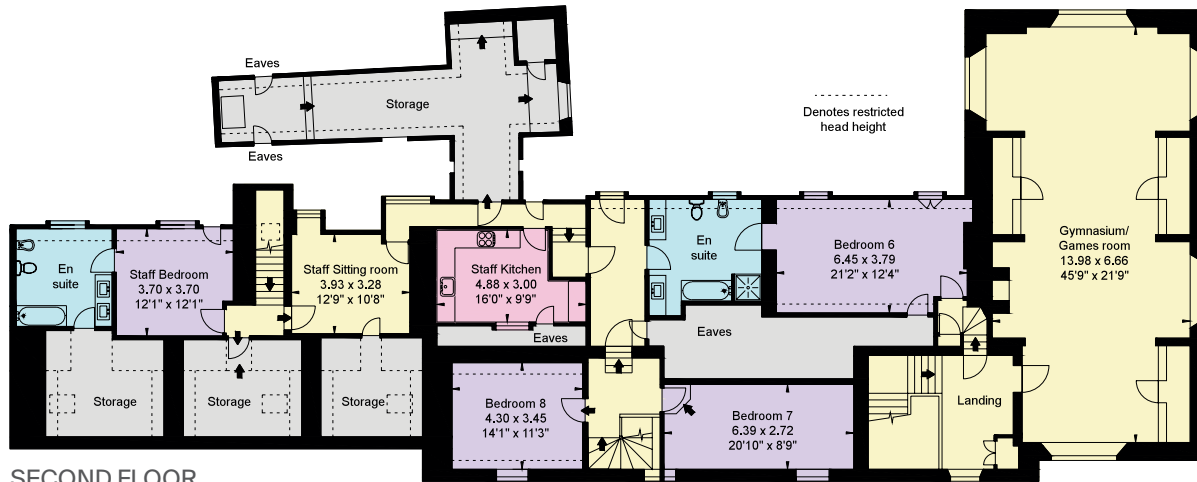
Bedroom 8.

Guest bedroom suite 9 with ensuite bathroom.

Games room/gymnasium with large fireplace, extensive bookcases, fine views of the garden, fields, the Biggin Pond and Chiltern Hills beyond.

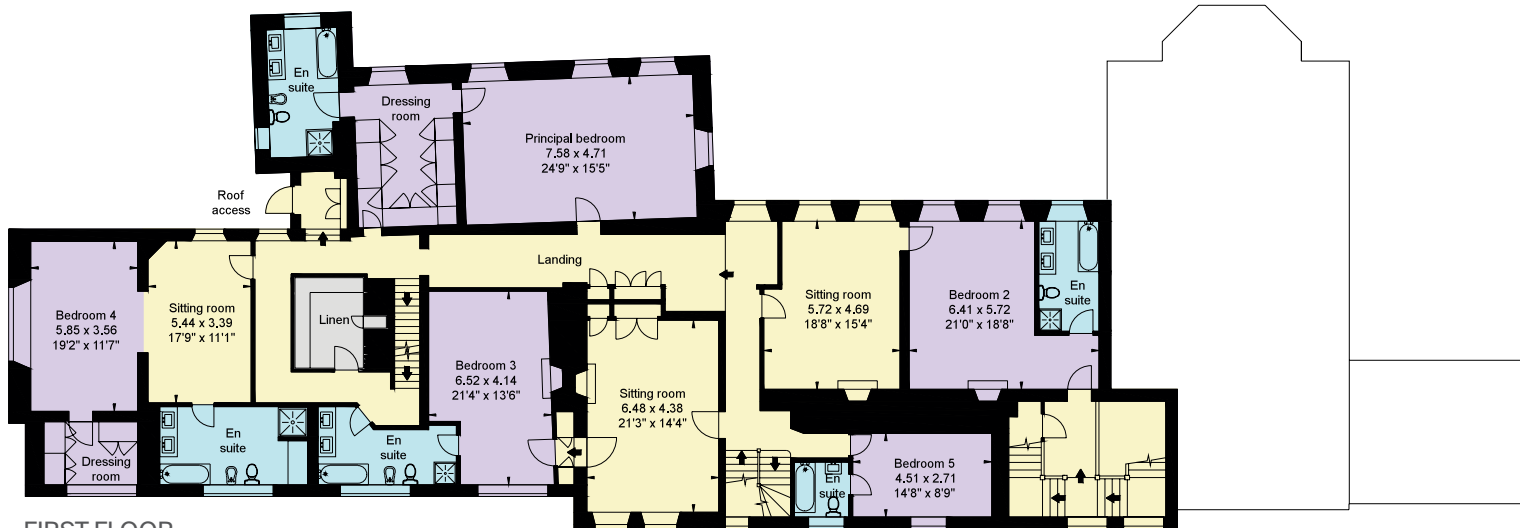
# FLOOR PLANS





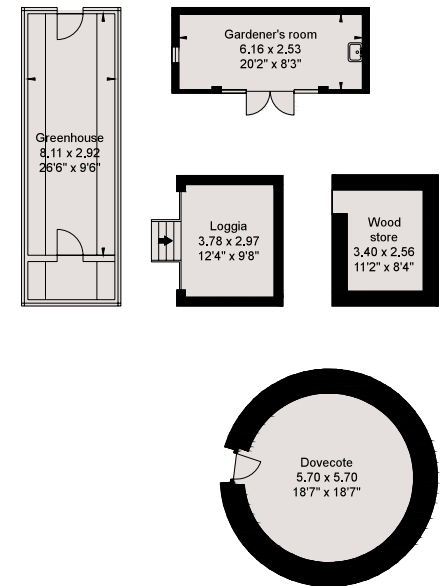
SECOND FLOOR

Approximate Gross Internal Area:  
 House (inc attached garages) - 1,766 sq m (19,011 sq ft)  
 Outbuildings - 90 sq m (970 sq ft)  
 Total - 1,856 sq m (19,981 sq ft)  
 For identification purposes only. Not to scale.



FIRST FLOOR

OUTBUILDINGS



Not shown in actual location / orientation.

# GARDENS AND GROUNDS

Dinton Hall is an imposing Country House built of stone and brick with large leaded light windows offset by much leadwork of exceptional quality.

The house is approached off the village lane through imposing wrought iron gates mounted on substantial stone pillars with a wide gravel driveway sweeping through the gardens, passing mature shrubs, numerous specimen trees. From February to April there are carpets of snowdrops, crocus, aconites, daffodils, bluebells and other wild flowers. A

stone dovecote dating from the 13th Century stands to one side of the drive. Adjacent to the forecourt parking area is a brick and stone summerhouse with a seating area and log store beneath. This overlooks the driveway towards the two ponds. The first pond has a wooden bridge leading to a central gazebo. The driveway continues to the front of the house which is enclosed by high stone walls beyond the lawns surrounding it. The forecourt leads into the cloisters and thence to an ancient door to the churchyard.

A branch off the main driveway runs south of the house and then to a second set of wrought iron gates to the Ford road. The gardens are populated with a selection of specimen trees. Within a tree hidden from the outside is a wooden treehouse. To the south of the house is a large formal terrace containing an ornamental pond with a statue of Bishop Odo. The balustraded terrace leads round to a further seating area and thence to an arbour outside the Orangery, from where french doors open onto terrace. Beyond the Orangery is a

cobbled fan courtyard leading to the garaging. It overlooks the walled garden with its selection of fruit trees, vegetable and flowerbeds and a summer house to the far end.

The layout is a “typical ensemble of gardens in traditional leisure grounds suited to that of a rural manor house with medieval origins”. The key features of the gardens were laid out in the 18th century by Sir Joā Vanhattem and his successors in the 19th century who added some of the buildings and created the parkland and water features.







## LAND

Stretching away from the gardens is a field laid to grass and wildflowers which show best from May to September. This field is grazed by sheep and has a hay crop taken. To the north of the house is a further field which also yields a hay crop, and woodland.





# GENERAL REMARKS & STIPULATIONS

## SERVICES

Mains gas, drainage and water, CCTV system, internet, underfloor heating to all marble and limestone floors on the ground floor and five of the bathrooms. Air-conditioning to pool room and Orangery. Conventional space heating to rest of house.

## FIXTURES & FITTINGS

Many of the fixtures and fittings not normally included are included - such as all the chandeliers, curtains, statue, etc. There is a comprehensive list of the many items included in the sale and the other items which are available by separate negotiation.

## AGENTS NOTE

A footpath runs through the lower field as marked on the boundary plan by the grey dashed line.

## LOCAL AUTHORITY

Aylesbury Vale District Council.  
Telephone - 01296 585858.

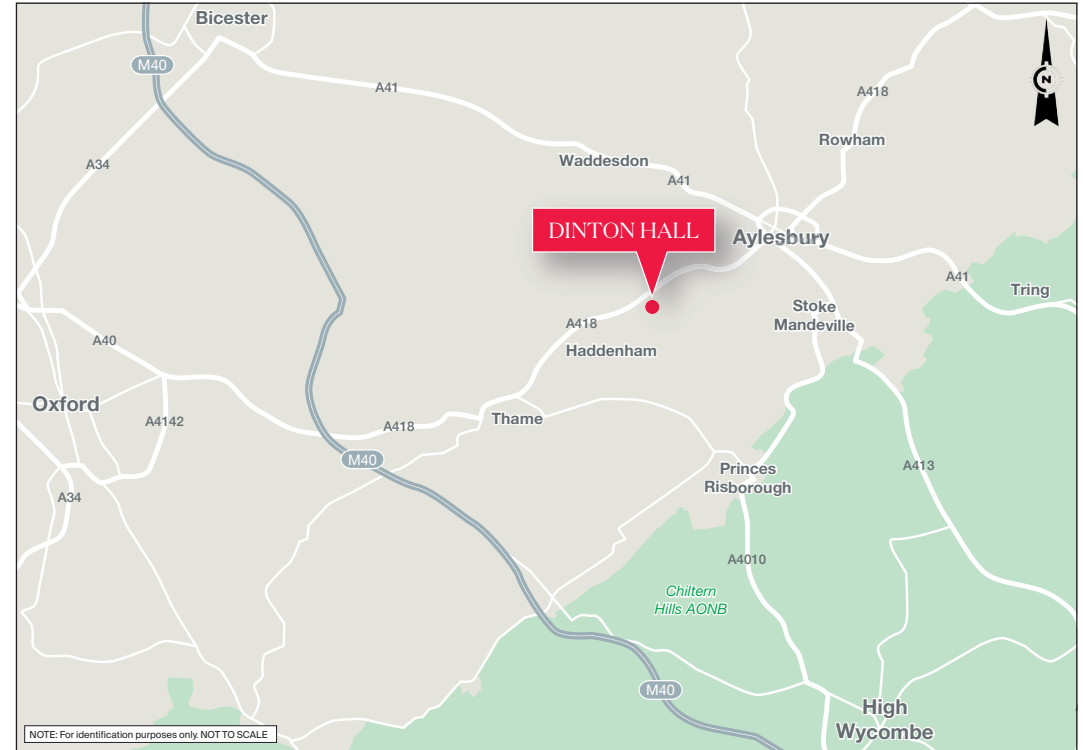
## VIEWINGS

All viewings must be made strictly by appointment only through the vendor's agents.

## DIRECTIONS

Post code - **HP17 8UQ**

From Junction 7 of the M40, take the road towards Thame. Bypass Thame and follow the signs to Aylesbury A418. After 5.25 miles take the second right signed to Dinton and Ford. Travel down this lane and take the first right onto Upton Road leaving the church on your left. The main entrance to Dinton Hall will be found on the left hand side after approximately 300 yards.



## 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 etc: The photographs 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 May 2022. Photographs dated 2021 and May 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Viewing is strictly by prior appointment. Please contact:

**Knight Frank**  
Country Department  
55 Baker Street  
London W1U 8AN

**Rupert Sweeting**  
+44 (0) 20 7861 1078  
[rupert.sweeting@knightfrank.com](mailto:rupert.sweeting@knightfrank.com)

**Knight Frank**  
274 Banbury Road  
Summertown  
Oxford OX2 7DY

**Damian Gray**  
+44 (0) 1865 790 077  
[damian.gray@knightfrank.com](mailto:damian.gray@knightfrank.com)

[www.knightfrank.com](http://www.knightfrank.com)

