

Castle House

Buckingham





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Oxford 25 miles, Bicester 11 miles, Milton Keynes 13 miles (London Euston 35 minutes)
M40 (J9) 15 miles, M1 (J14) 16 miles, London 64 miles
(All mileages and time are approximate)

An historic Grade I listed town house.

Accommodation

Main House

Reception hall | Library | Drawing room | Dining room | Second library | Two breakfast rooms
Office | Two kitchens | Bathroom | Laundry room | Two cellars

Principal bedroom suite with walk-in wardrobe and principal bathroom

2 bedroom suites with en suite bathrooms | 2 bedrooms with Jack and Jill bathroom

4 further bedrooms | 3 bathrooms | First floor sitting room | Study

Castle House Cottages

Two cottages each with 2 bedrooms | Spa room with tub and relaxation room | Gymnasium

Outside

Superb landscaped formal and lawned gardens | Cobbled courtyard | Garaging

Gardener's workshop and office | Ample parking

Approximate gross internal floor area 1,350.8 sq m (14,541 sq ft)

In all about 1.5 acres

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Historical note

Castle House is a Grade I listed-building with a fascinating historical and architectural heritage. Located in the ancient market town of Buckingham, it is, in the words of Sir Nicholas Pevsner “by far the most important house in the town.” Visited by Henry VII in 1494, Castle House was also the place from which Queen Katherine of Aragon, the first wife of King Henry VIII, directed her forces during the Battle of Flodden in September, 1513, whilst Henry was away in France. The house hosted the 1644 council of war held by King Charles I and his nephew, Prince Rupert of the Palatine, at which the king made the fateful (and fatal) decision not to march on London during the Civil War. On their grand tour of English gardens and farms in Spring 1786, Thomas Jefferson and John Adams most probably visited Castle House as part of their call on the Duke of Buckingham at nearby Stowe. The house was also graced by the visit of Prince Edward, Duke of Kent, In November, 2013.

The house is a compendium of English architecture and consists of three separate wings:

An east wing constructed around 1370 as a separate a medieval hall house, with a 16th century Elizabethan addition and an added Victorian kitchen:

A west wing constructed in 1407 also originally a separate medieval hall house

A south wing built in 1708, being one of the few surviving, true Queen Anne houses.

The attached mid-18th century stable block, formerly housing grooms and carriages, completes the property. It is now divided into three cottages.



Situation

Castle House is situated in the centre of the town of Buckingham, home to the University of Buckingham, which provides the town with a wide variety of cultural activities. The town itself provides a good range of facilities for every day needs. Milton Keynes lies around 13 miles to the east and provides a complete range of shopping, business and leisure facilities, together with an exceptional fast train service to London Euston taking about 35 minutes. Bicester Village is around 11 miles away and Oxford around 25 miles. Equally, access to the motorway network is superb with junction 14 of the M1 or junction 9 of the M40 both lying within about 16 miles.

Educational facilities in the area are first class with good provision for

children of all ages. Stowe School in particular lies within 1.5 miles, Tudor Hall for girls, Swanbourne, Beachborough and Winchester House at Brackley, Akeley, Bloxham and Rugby School are all within easy reach. The Royal Latin school is also in Buckingham.

Oxford schools include St Edward's, Oxford High School, Summer Fields and The Dragon School, amongst many others.

Sporting facilities in the area are extensive with golf at Stowe, Whittlebury Park, Silsden and Buckingham; motor racing at Silverstone and National Hunt racing at Towcester. There is also an equestrian centre at Addington and the Swan pool and leisure centre in the middle of Buckingham.



Castle House

Castle House is a large Grade I listed town house positioned on West Street in the centre of the historic county town of Buckingham. Whilst the main range of the house, which dates from around 1708, is built of red brick with limestone dressings, the much older east and west wings are of coursed limestone rubble to the ground floor with rendered timber framed construction to the first floor. The east range survives largely complete and evidently consisted of a large ground floor room, over a stone cellar with 2 chambers to the first floor, one being much larger than the other and with an open timber roof. The west range appears to have originally consisted of a large ground floor room over a cellar, with a first floor hall. It is believed both of these rooms were reduced by at least one bay.

Having been extensively renovated and restored by the current owner, over a period of a number of years, the house displays a range of character architectural features, including panelling, ornate chimney pieces, original windows and doors and cross beam ceilings. From the front door the reception hall has the sweeping main staircase to the first floor. To the west of the hall is a former dining room, now library, and a corridor leads to the outside courtyard, beyond a ground floor bathroom. To the east of the reception hall the former study, now a further library, leads to the dining room, within which there is an ancient window dating back from the 14th century and large fireplace.

The drawing room, formerly the Great Parlour, is an impressive reception room with a moulded ceiling with cross beams and wall posts, along with original windows with chamfered oak lintels with heart stops. There is distinctive 19th century woodwork to the doors and the bay window. The chimney piece is of particular note with the central panel inscribed ANNO 1619/ WL ML, initials of William and Mary Lambert, owners in the 17th century.

From the inner hall there is an office, breakfast room and kitchen with separate laundry/larder. Further rooms on the ground floor include another kitchen and breakfast room within the east wing. There are two separate, large cellars one beneath each wing.





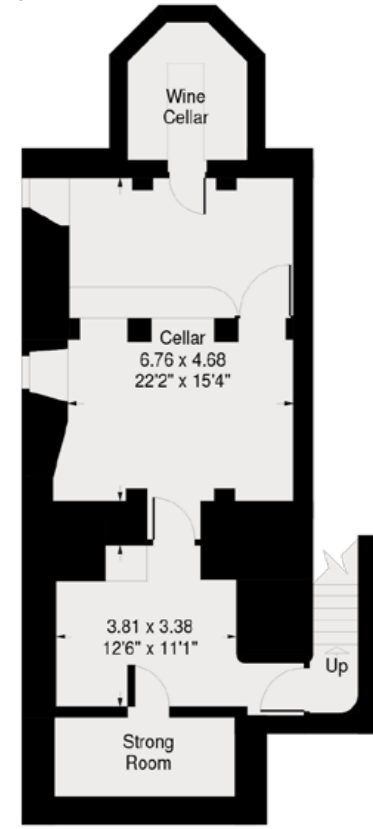


On the first floor the stairs rise to a galleried landing. The principal bedroom is a fine room with its vaulted ceiling with cross beams, has 17th century panelling and fireplace with Jacobean overmantel, with vine trails to the columns. A door leads to a separate WC and this suite also has a large walk-in wardrobe and en suite bathroom. Two bedrooms share a Jack and Jill bathroom, with there being two further bedrooms, a family bathroom, a further bedroom with bathroom above, sitting room and study/bedroom on this floor. There is also a laundry room.

The second floor has an original open roof with tie beam trusses, with queen posts. The accommodation on this floor comprises a bedroom and bathroom and two bedrooms with en suite bathrooms (all interconnecting), attic room and attic storage. There are three staircases leading up to this floor.



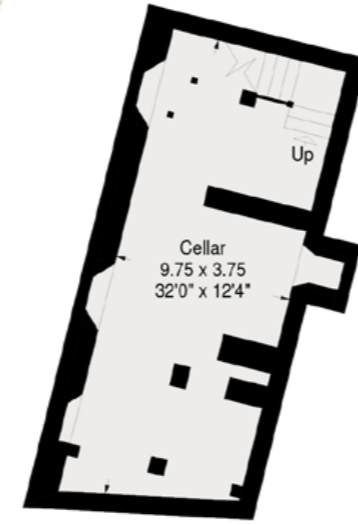
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



Cellar



Ground Floor



Cellar



Approximate Gross Internal Floor Area
Main House: 1,033.9 sq m / 11,129 sq ft
(Including reduced height area below 1.5m - 103.5 sq m / 1,114 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.



First Floor

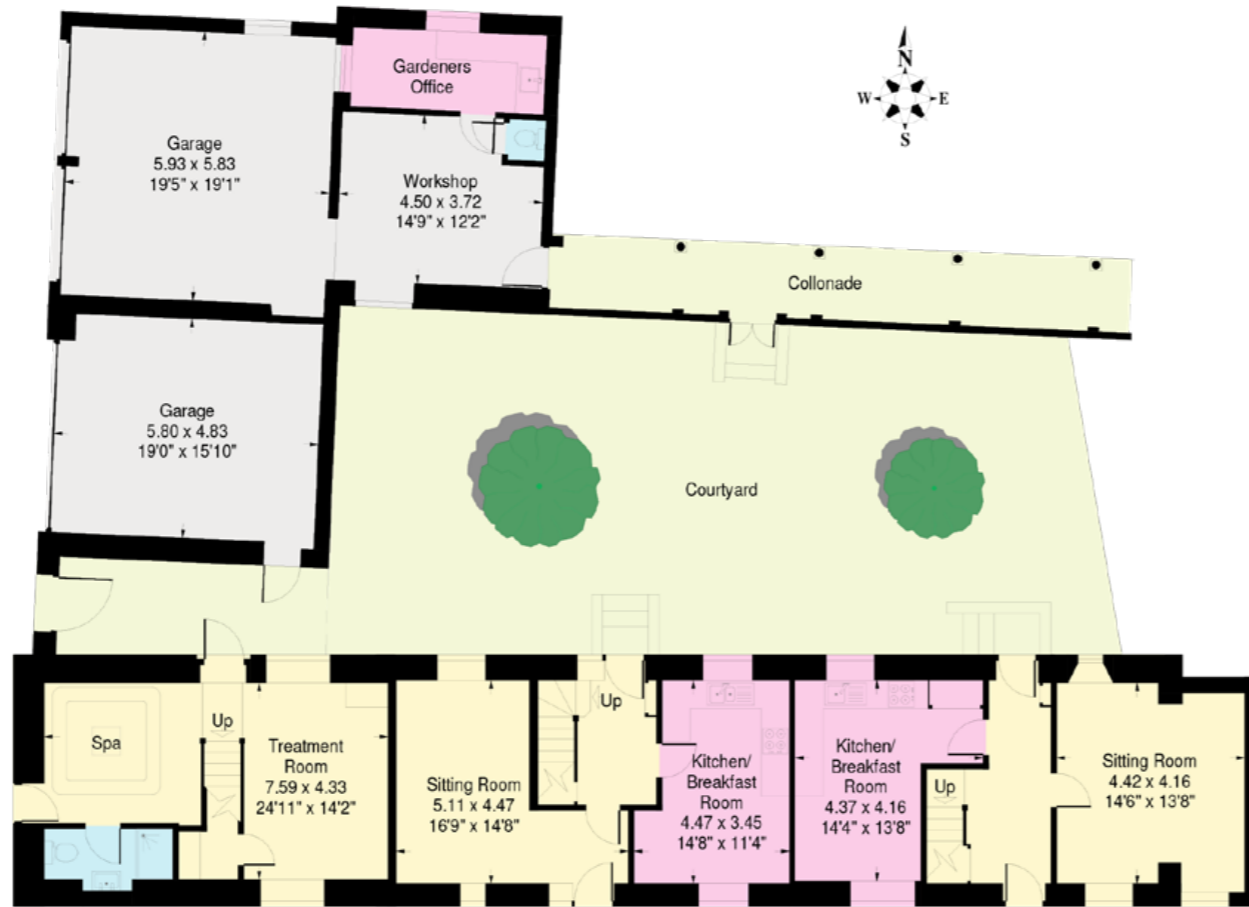


Second Floor

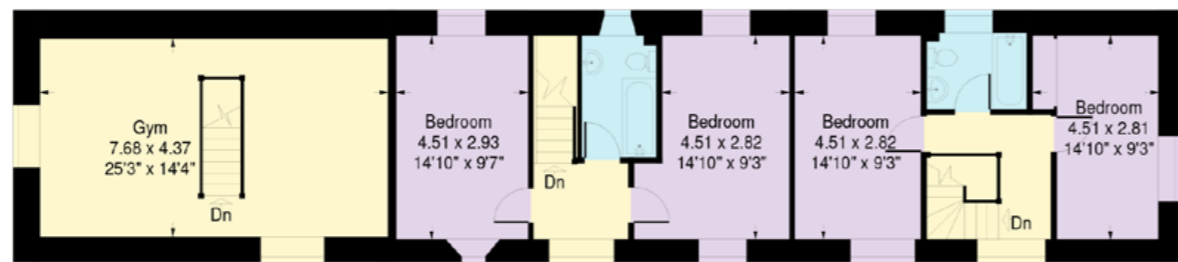




Approximate Gross Internal Floor Area
Cottages: 227.1 sq m / 2,445 sq ft
Garaging/Workshop: 89.8 sq m / 967 sq ft
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Ground Floor



First Floor



Castle House Cottages

Formally the stable block to the house, these Grade II listed cottages dating from the mid to late 18th Century, provide excellent guest accommodation or are equally suited to be used as a home office. The two cottages both have a kitchen/breakfast room and sitting room on the ground floor, with two bedrooms and a bathroom on the first floor. There is ample loft storage. They have doors directly to the street as well as to the cobbled courtyard to the rear.

To the end of the cottages there is a gym with relaxation room and spa with a tub, shower and changing room.



Gardens

With their Grade II listed boundary wall, dating from the 18th Century with older origins, the gardens at Castle House are laid out in principally lawned terraces, with a range herbaceous borders, hedging and mature trees.

Outbuildings at the house include two double garages a workshop and gardener's office with outside WC. There is also ample private parking off the road to the side of the grounds.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. 100021721."

Services

Mains water, electricity, drainage and gas.

Local authority

Buckinghamshire Council.
Tel: 0300 131 6000

Tenure

Freehold

Directions (MK18 IHL)

From junction 10 of the M40 take the A43 north signed to Brackley. After about 3 miles turn right onto the A421 signed to Milton Keynes. Follow the A421 as far as the outskirts of Buckingham, taking Tingewick Road into the town and turn left on Nelson Street, then turn left on to School Lane. At the end of School Lane, Castle House will be seen straight ahead - turn left and then immediately right, into the driveway, just past the cottages.

From junction 14 of the M1 take the A509 through the outskirts of Milton Keynes over a series of roundabouts. After about 4 miles turn right onto the A5 heading north and after 3½ miles turn left onto the A422 signed to Buckingham. Proceed through the Market Square and centre of Buckingham, taking West Street, where Castle House will be found on the right hand side, just after School Lane.

Viewing

Viewing is strictly by appointment only via the sole selling agents Knight Frank LLP.



Connecting people & property, perfectly.

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.

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