

THE MANOR HOUSE

LITTLE MISSENDEN • AMERSHAM • BUCKINGHAMSHIRE





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*Great Missenden 1 mile, Beaconsfield 9 miles, Amersham 4 miles, Motorway network (M40 Junction 2) 9 miles,
(M25 Junction 18) 9 miles, Heathrow Airport 22 miles
(Distances approximate)*

A CAPTIVATING AND HISTORIC LISTED MANOR HOUSE WITH MAGICAL GARDENS,
WHICH HAS BEEN IN THE CURRENT OWNER'S FAMILY FOR NEARLY SIXTY YEARS.
SET PRIVATELY IN ONE OF THE CHILTERN HILLS MOST APPEALING VILLAGES,
THIS CHARMING GENTLEMAN'S ESTATE IS A RARE FIND.

SUMMARY OF ACCOMMODATION

Porch, Staircase Hall, Drawing/Music Room, Morning Room, Dining Room,
Kitchen, Breakfast Room, Pantry, Utility, Cloakroom, Wine Cellar. First Floor Study, Four Bedrooms, Bathroom, WC,
Five Second Floor Bedrooms, Bathroom.

OUTSIDE

Two 3/4 Bedroom Cottages, Substantial Stable Block incorporating Garages and Tack Room, Driveway with Parking Sweep,
Tennis Court, Walled Kitchen Garden, Former Orangery, Summerhouse, River Misbourne, Outbuildings.
Landscaped Gardens, Paddock, and Woodland.

IN ALL ABOUT 8.75 ACRES (3.54 HA).



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HISTORICAL NOTE

The Manor House has a rich and diverse history, the original core is a late medieval hall house with later additions in the 17th and 18th centuries which have seen the house develop into the fine property that it is today. Dr Benjamin Bates (1730-1828) the personal physician to Sir Francis Dashwood lived at the house and was also a member of the notorious Hell Fire Club, quoted as saying ‘that its reputation was not as bad as it was painted’.

Bates was an active patron of the arts and numbered among his friends Sir Joshua Reynolds, first president of the Royal Academy of Art, who was a regular visitor to the house with his Swiss girlfriend Angelica Kauffman who was responsible for the design of the terrace and gardens. Particularly noteworthy is the early 17th century oak staircase which Pevsner describes in detail in ‘The Monuments of Buckinghamshire’. More recently the house has been used as a film location for a number of crime dramas.

DESCRIPTION

As arguably the principal house within this popular and most sought after village, The Manor House stands privately behind its brick and knapped flint walls. The house is approached through wrought iron gates which in turn lead to a gravel sweep between the stable block and entrance. Walking through the Wisteria clad portico to the hall the antiquity of the house is immediately apparent. The central core is the dramatic oak staircase which rises to the first and second floors setting the tone of any visit. Double mahogany doors to the music room reveal the quality of the property with painted wall panels by John Flaxman, columns and detailed plaster relief, all highlighted by a graduated dentil cornice, low sills to the windows give fabulous views over the garden. The grand proportions of the reception rooms reflect the importance of this fine house, though it very much retains the intimate feel of a home.









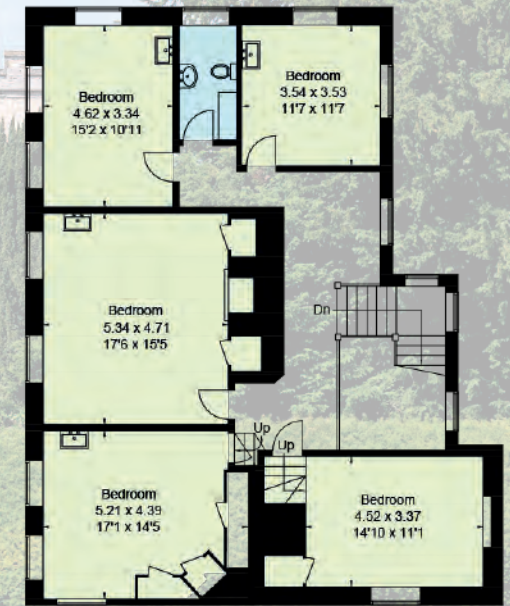
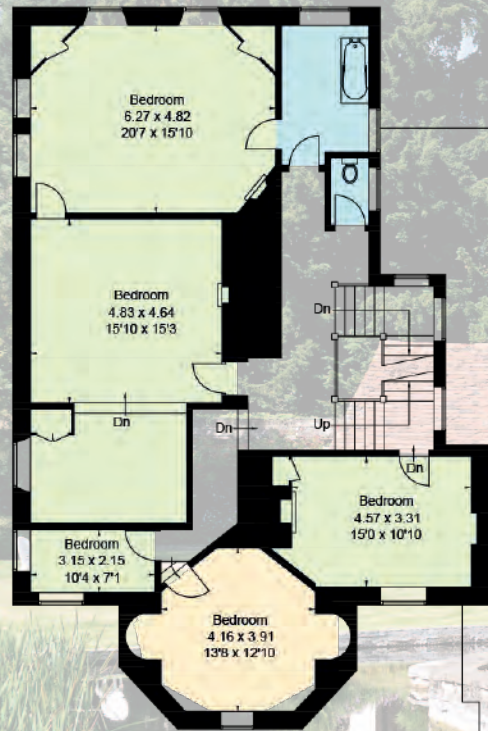
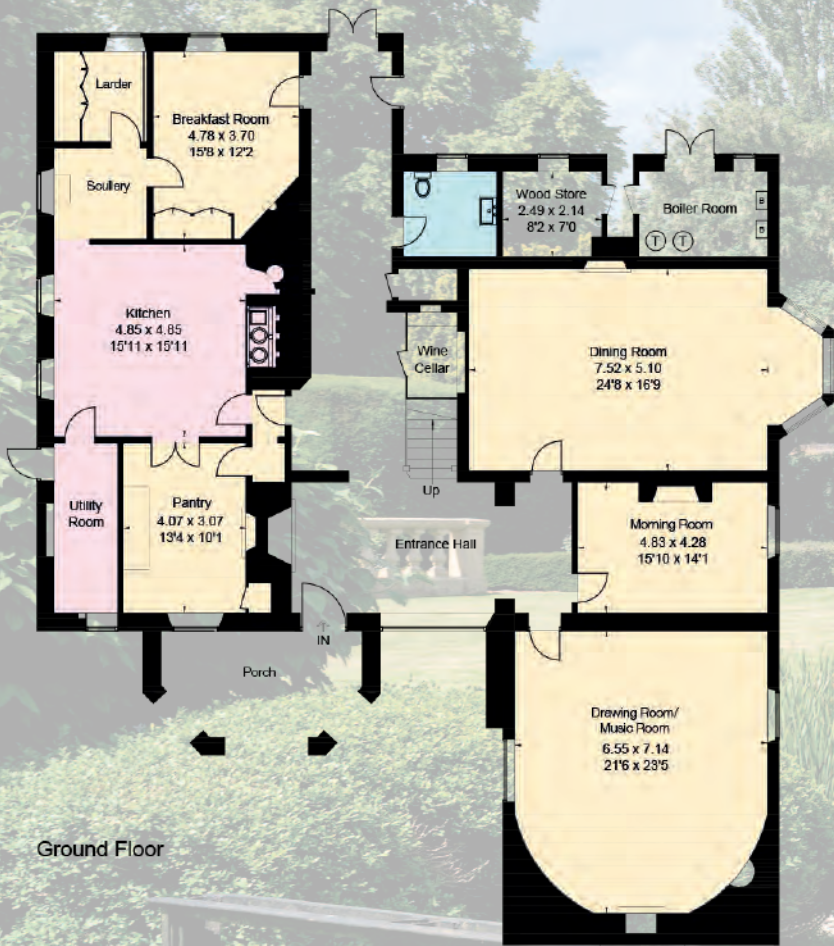
SITUATION

Little Missenden is a quintessential English village which has the historic St John the Baptist Saxon church, two popular public houses, village hall and highly regarded C of E Infants school. A good community spirit exists culminating annually in the Festival of Music & the Arts (now in its 55th year). The river Misbourne flows through the grounds of the house and on to the Village. There are numerous local walks through open countryside and woodland. The A413 Amersham Road provides car access via the A40/M40 to London and good commuter trains may be caught from Great Missenden or Amersham with Chiltern Railways to London Marylebone or tube via the Metropolitan line to Baker Street. Good facilities for every day shopping can be found at Great Missenden, with a large supermarket at Old Amersham, and further shops available at Amersham on the Hill. Buckinghamshire is renowned for its State and Private schools, a list of which are available from the selling agents or www.buckscc.gov.uk.

GARDEN & GROUNDS

The gardens and grounds are delightful, having been a passion for the current owners during their custodianship of the house. The design and plantsmanship demonstrate the commitment that has created a truly English country garden. From the rear terrace, lawns run down to the River Misbourne which meanders through the grounds. The gardens are sub-divided by Yew topiary which in turn protects the tennis court, large specimen trees such as copper beech and Cedar of Lebanon balance the aspect. Pathways encourage investigation leading the viewer past the part walled kitchen garden and orangery. Fenced paddocks run to the North and western boundary with a pathway and bridge to the woodland. A small waterfall creates movement and light in the water where brown trout shade themselves by the river bank.





- Bedrooms
- Bathrooms
- Reception
- Kitchen
- Garage
- Other

FLOORPLANZ © 2014 0845 6344080 Ref: 130036

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Approximate Gross Internal Area = 549 sq m / 5909 sq ft

Outbuilding = 134 sq m / 1442 sq ft

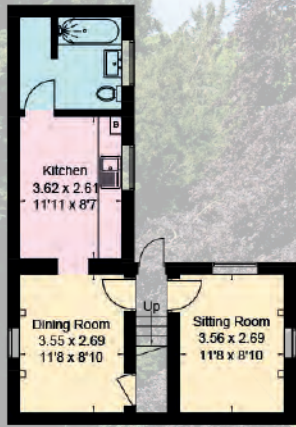
Wood Store / Boiler Room = 12 sq m / 129 sq ft

Cottage 1 = 104 sq m / 1119 sq ft

Cottage 2 = 85 sq m / 915 sq ft

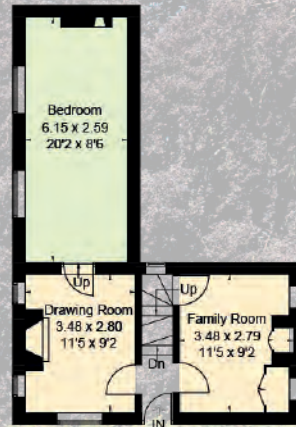
Total = 885 sq m / 9525 sq ft

For identification purposes only. Not to scale.



Cottage 1 - Lower Ground Floor

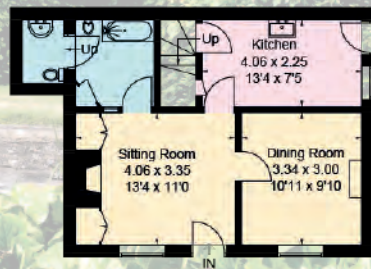
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Cottage 1 - Ground Floor



Cottage 1 - First Floor

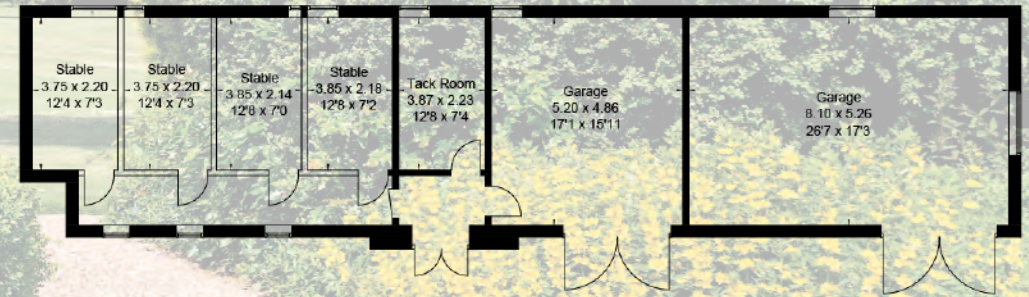


Cottage 2 - Ground Floor

(Not Shown In Actual Location / Orientation)



Cottage 2 - First Floor



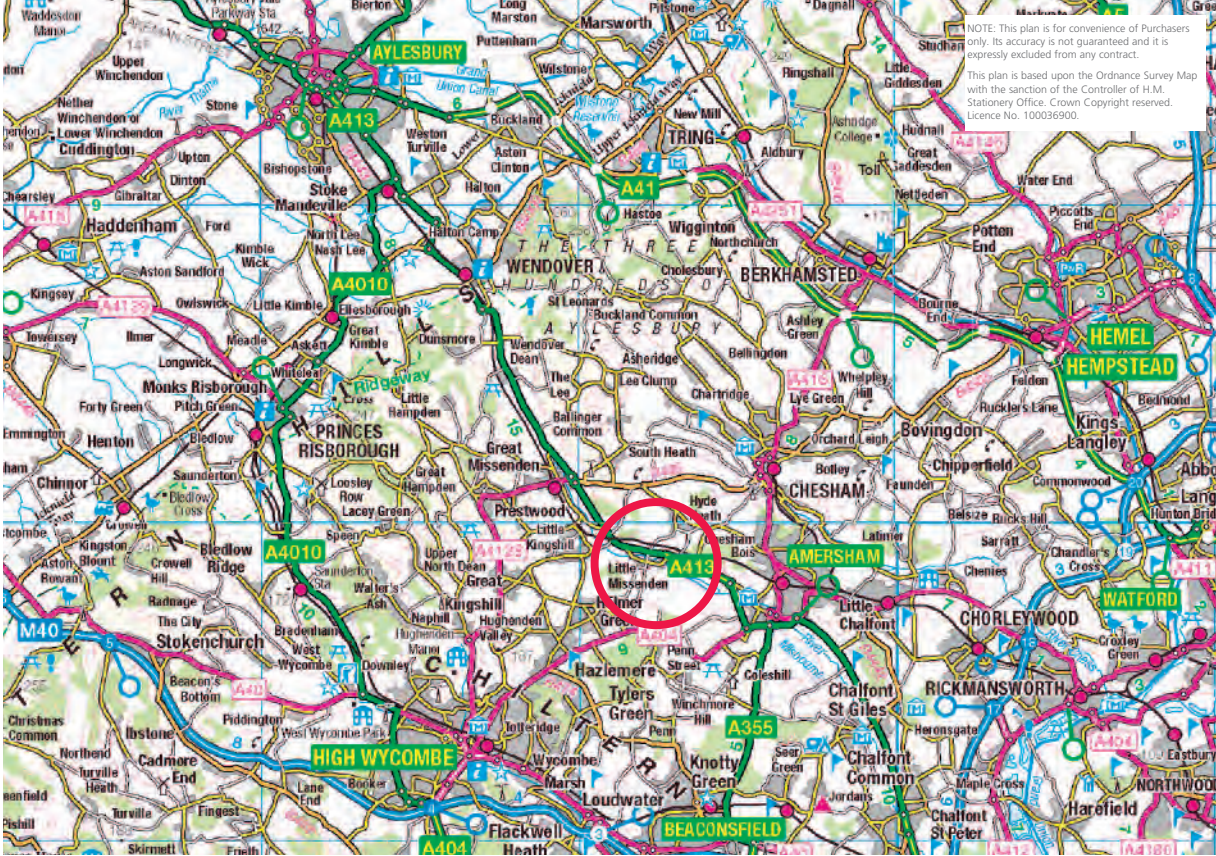
Outbuilding

(Not Shown In Actual Location / Orientation)









DIRECTIONS

From Junction 1A of the M40 at Denham follow the directions along the A413 towards Amersham. Continue on this road, passing Amersham on your right and following directions towards Aylesbury. After approximately 1.5 miles on a section of dual carriage, Little Missenden will be signposted left, proceed through the village passing both public houses and the entrance to the property will then be found on the right hand side just after Taylors Lane.

LOCAL AUTHORITY

Chiltern District Council – 01494 729000

POST CODE

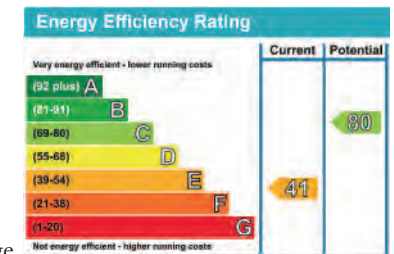
HP7 0RA

SERVICES

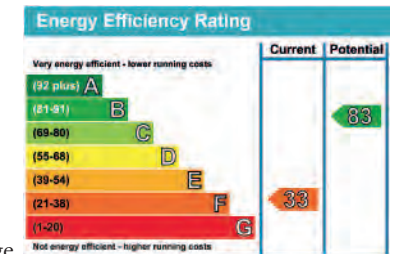
Mains: water, electricity, drainage, gas central heating.
Manor Lodge has private drainage.

VIEWING

By appointment with the agents. Prior to making an appointment to view, Hamptons strongly recommend you discuss any particular points which are likely to affect your interest in the property with a member of Hamptons staff who has seen the property in order that you do not make a wasted journey.



Manor Cottage



Manor Lodge

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. It should not be assumed that the property remains as displayed in the photographs and no assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a guide only and are not precise. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, furniture, lighting, kitchen equipment and garden statuary, whether fitted or not, are deemed to be removable by the Vendor unless specifically itemised within these particulars. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents and where any reference is made to planning permissions or potential uses such information is given in good faith.

