

Beachampton Place

Beachampton • Buckinghamshire







BEACHAMPTON PLACE
THORNTON ROAD, BEACHAMPTON
MILTON KEYNES, MK19 6DU

A period Country House

Reception hall. Drawing room. Sitting room
Study. Office/play room. Dining room. Kitchen/breakfast room
Boot room. Linen Room. Wine store. Cloakroom.

Master bedroom with en suite bathroom and dressing room.
Two guest bedroom suites. Four further bedrooms. Two further bathrooms.

Garaging. Stable/store. Workshop. Log store.
Potting shed and greenhouses.

Swimming pool with summer house. Tennis court.

Formal gardens. Kitchen garden. Orchard and paddocks.

Self-contained one bedroom annexe.

In all approximately 11 acres.



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The Property

Formerly The Rectory, Beachampton Place dates back to the Georgian era and benefits from a prominent location on the edge of the village and opposite the parish church. The house has been sympathetically extended at various stages in its history and is ideally suited for entertaining both on an intimate and large scale.

The property enjoys an idyllic position well protected by its own mature grounds which surround it on all sides. The detached outbuildings lie to the north of the house and offer generous garaging and storage, along with an independent one bedroom annexe. Leisure facilities include swimming pool, tennis court and grass paddocks.

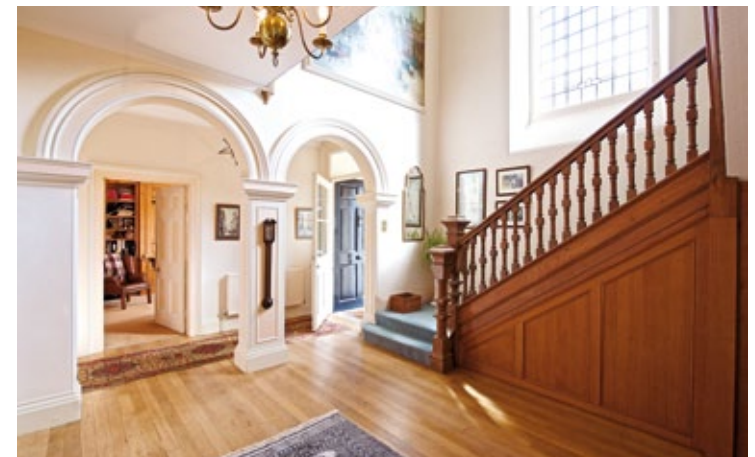
Accommodation

A six panelled front door opens into a covered porch, with inner part glazed door opening into the generous reception hall with main reception rooms radiating off and staircase gently rising to the first floor galleried landing.

The sitting room benefits from a dual aspect with deep sash windows allowing natural light to flood in. The windows benefit from working shutters and the decorative cast iron fireplace with wooded surround and marble hearth is the focal point of the room.

The drawing room enjoys views over the grounds from the full height bay window with working shutters. The marble fireplace houses a Jetmaster.

Across the hall is the panelled study with a range of bespoke fitted cupboards and display shelving. Leading off the hall are two internal corridors, one offers access to the cloakroom and wine store, with the main one allowing access to the office/play room and linen room with fitted cupboards and walk-in linen store. At the end of the hall steps rise up to the dining room which enjoys elevated views over the grounds. Bi-fold doors open onto the south facing paved terrace. The decorative fireplace has a central position with recess cupboard and display shelving above to one side.









The kitchen lies beyond and features a range of base and eye level units. The white four oven Aga is complemented by a four ring Neff hob, oven and grill. The dishwasher is included. The boot room lies off the kitchen allowing access to the tarmac rear courtyard and rear staircase.

First Floor

The galleried landing opens onto an inner landing with stairs rising up to the second floor.

The master bedroom has a feature fireplace and enjoys southerly views from its bay window. A door leads through to the dressing room with a range of fitted wardrobes and en suite bathroom.

Bedroom two benefits from a pair of fitted wardrobes with direct access to a bathroom which it shares with bedroom three. Bedroom four is currently used as a dressing room with en suite bathroom and built-in wardrobes.

The rear landing allows access to two further double bedrooms. Bedroom five benefits from its own en suite shower room with bedroom six having access to the family bathroom at the top of the rear staircase.

Second Floor

An additional double bedroom along with shower room are located on this floor which also provides access to the attic rooms, housing the water tanks and boarded store room.



Outbuildings

Lying to the side of the house are the detached range of outbuildings constructed of painted brick under a slate roof. The floor plan confirms their current layout and uses.

Annexe

At the far end of the outbuildings, a pedestrian door offers access to the independent annexe. A hallway leads to a utility room and shower room. Stairs lead up to the kitchen/ living room, bathroom and double bedroom.





Garden and Grounds

The property is approached over a gravelled front drive and tarmac rear drive. The gravelled drive sweeps round to the front of the house edged by formal lawns. The grounds provide a perfect backdrop to the house and enjoy a high degree of privacy with brick and stone wall delineating the boundary with Main Street. The main south facing lawn is flanked by mature specimen trees including beech, lime, cedar, willow and a fine Wellingtonia. The lawn is edged by herbaceous borders with stone steps leading up to the south facing paved terrace.

The lawns rise up to the west past the cutting garden with potting shed and two greenhouses. The swimming pool lies at the top, enclosed behind a picket fence, with south facing paved terrace lying in front of the summer house with two charging rooms. Lying to the north of the pool is the tarmac tennis court, kitchen garden and orchard.

The Paddocks

The grass paddocks lie to the south and west of the formal grounds and extend in total to approximately 8.25 acres. To the west are two smaller paddocks enclosed and divided by post and rail fencing. The main paddock stretches away to the south and benefits from separate vehicular access off Elmers Close in its south eastern corner.

Location

Beachampton is a very pretty Buckinghamshire village surrounded by rolling countryside, with a network of bridleways and footpaths allowing excellent access for walking or riding out. The village boasts a good country pub in The Bell along with village hall and parish church. The market towns of Buckingham and Stony Stratford provide a variety of local facilities, with Milton Keynes offering more extensive shopping and leisure facilities.

The village is well served by schooling for all ages. Beachborough, Swanbourne and Winchester house at Brackley are well regarded prep schools with pupils moving onto Stowe, Rugby, Oundle and Thornton College for girls to name a few. Within the state system, Great Horwood Church of England School feeds the well regarded Royal Latin Grammar School in Buckingham.







The village is extremely well positioned for communication to London with Virgin services from Milton Keynes taking 35 minutes into London Euston. Road communications are excellent with the M1 and M40 providing good access to London, Heathrow and Luton airports.

Directions

Access to Beachampton village is via the A421 or A422. Follow the signs to Beachampton and Beachampton Place lies at the western end of the Main Street signed to Thornton. Both front and rear drives are accessed off Thornton Road.

- Stony Stratford 2 miles
- Buckingham 6 miles
- Milton Keynes 8 miles
- Bicester 17 miles
- Oxford 34 miles
- London 60 miles

(Distances/time approximate)

Property Information

Services: Mains water, electricity and drainage. Oil fired central heating. Air source heat pump for pool.

Local Authority: Aylesbury Vale District Council
Tel: 01296 585858

Outgoings: Council Tax Band "H"

Wayleaves, Easements and rights of Way:

1. A public footpath diagonally crosses the southern grass paddock from east to west.
2. Beachampton Place and the neighbouring property known as Brae Lodge have vehicular right of way over the drive to Dairy cottage on Main Street.
3. The owners of Brae Lodge have a vehicular right of way over the southern paddock to its own southern boundary.

Tenure: Freehold.

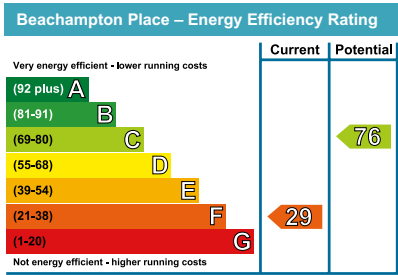
EPC Rating: Beachampton Place "F". Annexe "D"

Viewing: Strictly by appointment through the joint sole agents **Jackson-Stops & Staff**. 1 Market Place, Woburn, MK17 9PZ. Tel: 01525 290641. **Michael Graham**, 81 High Street, Stony Stratford, Milton Keynes, MK11 1AT - Tel 01908 307300

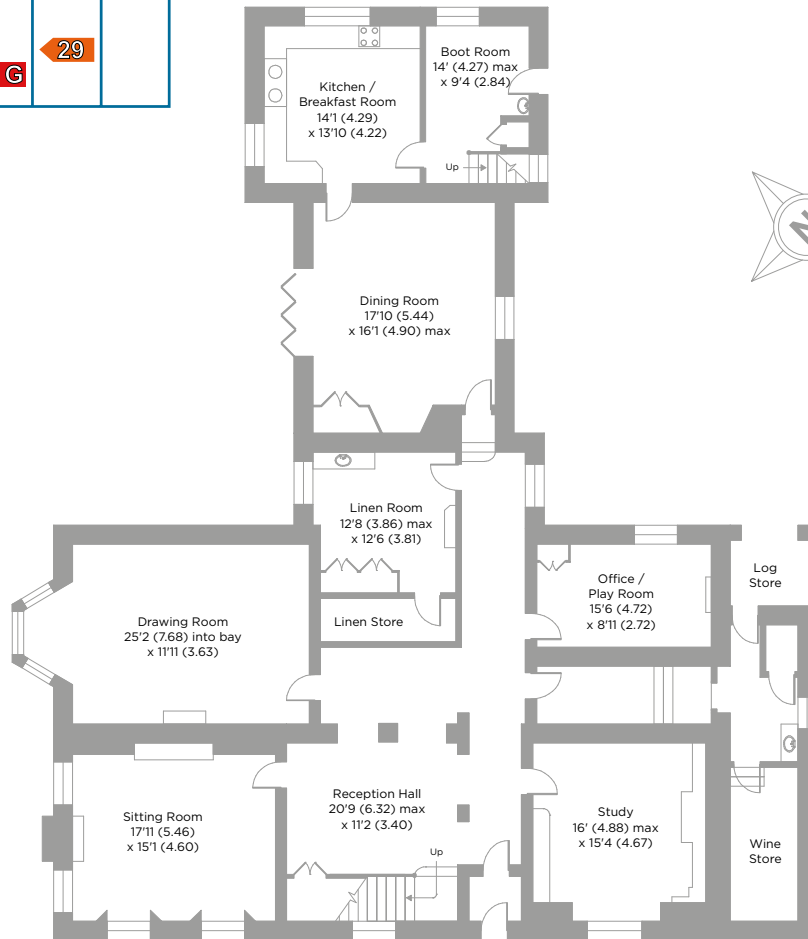
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Approx. Gross Internal Area: 6579 sq ft 611.1 sq metres
(excludes restricted head height & outbuilding & includes boot room)

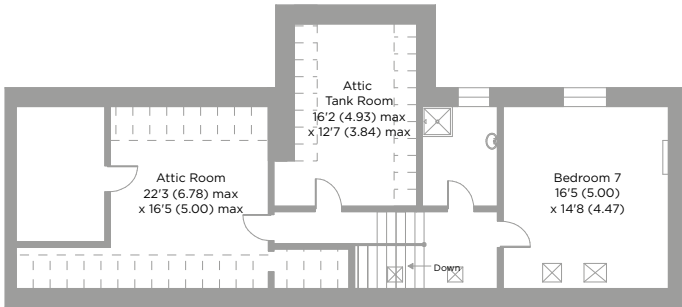
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



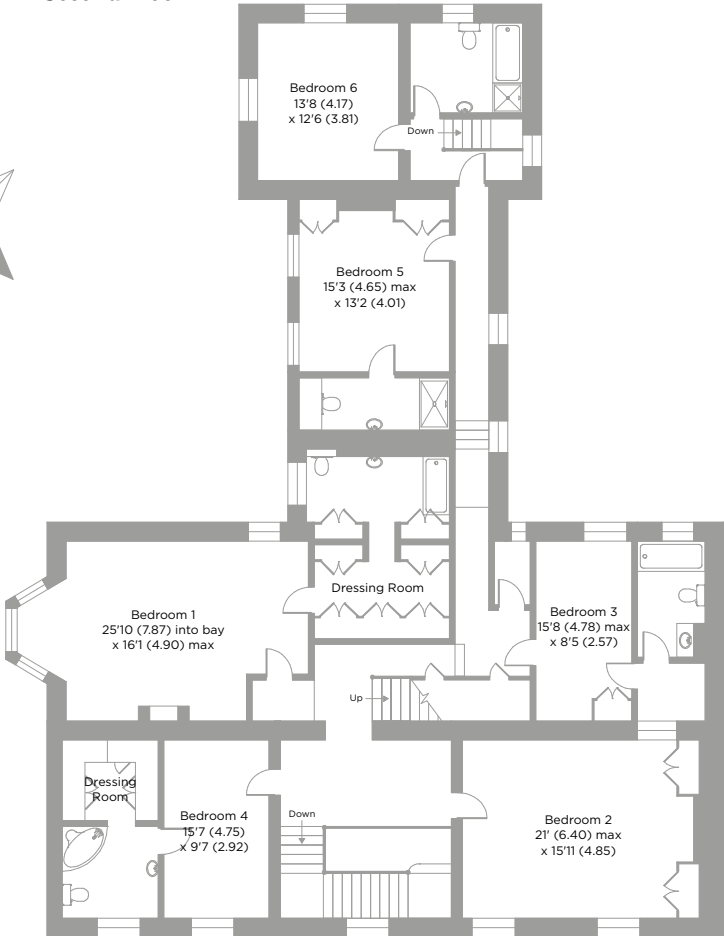
Denotes restricted head height



Ground Floor



Second Floor

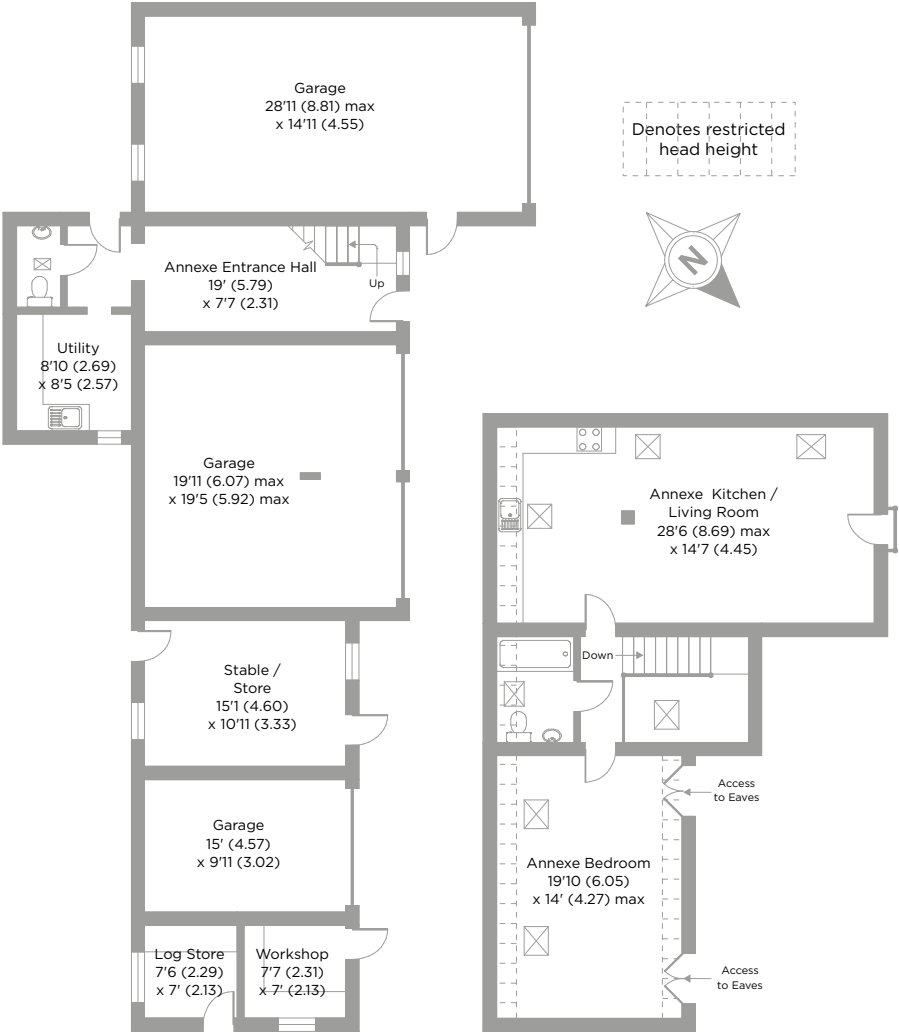


First Floor

Approx. Gross Internal Area:
2308 sq ft 214.4 sq metres
(excludes restricted head height)

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Annexe – Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Outbuildings Ground Floor

Outbuildings First Floor



