





Tyringham Hall by H. Hobson, March 1890

A magnificent Grade I Listed Soane Georgian Mansion with garden buildings and landscape by Lutyens







TYRINGHAM "BUCKINGHAMSHIRE

Central London: 45 miles
Olney: 4.5 miles
M1 (Junction 14): 5 miles

Trains to London Euston from 35 minutes (Milton Keynes)
International Airport: 25 miles (Luton)



IN ALL ABOUT 59.21 ACRES (23.966 HECTARES)

Please note: Freehold 37.50 acres (15.18 hectares) Leasehold 21.71 acres (8.786 hectares)



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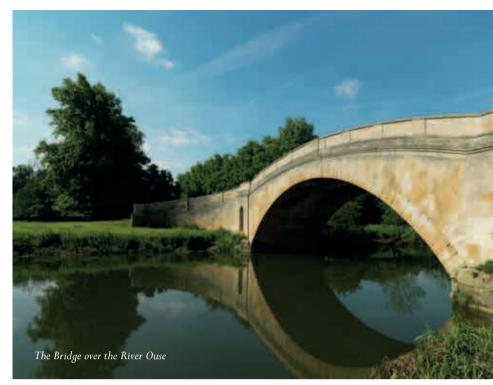


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Your attention is drawn to the Important Notice on the last page of the text.









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THE FOUNTAIN TO THE FRONT
ELEVATION OF THE HOUSE FEATURING
DIANA AND APOLLO



SUMMARY

Tyringham Hall is a beautiful Grade I listed English stately home built by Sir John Soane with gardens and garden buildings by Sir Edwin Lutyens, one of only a handful of country houses that can lay claim to have been worked on by two of England's greatest architects.

The 18th century neo-classical villa includes 4 magnificently proportioned reception rooms, a kitchen, breakfast room and study on the ground floor, with a spa, games room, cinema and gym areas on the Lower Ground. There are 10 principal bedrooms and 9 bathrooms.

The current owners have worked closely with English Heritage to create a superb and sympathetic restoration both in keeping with the historic nature of the house and the requirements of the 21st century owner.

The Stable House provides exceptional secondary accommodation, including a further spa facility with indoor pool. There are staff flats and additional accommodation in the main house.

The formal gardens are beautifully laid out and include two

Lutyens masterpieces and one of Europe's largest reflecting pools.

The majority of furniture and contents in the house, stable house and grounds will be available by separate negotiation.

SITUATION

Tyringham Hall is situated in magnificent parkland setting approximately 4.5 miles south of the picturesque market town of Olney and 5 miles from Junction 14 of the M1. The local area is steeped in historic and influential houses, including Woburn Abbey, Easton Neston, Althorp, Castle Ashby and Stowe to name a few.

The hall is internationally accessible with excellent road and rail links to London Euston from Milton Keynes (trains from 35 minutes) and Luton International Airport only approximately 25 miles away.

Sporting activities in the area include racing at Towcester, golf at Woburn and the Bedfordshire. There are a superb range of nearby preparatory and public schools in the area, including Stowe School, Oundle, Uppingham, Bedford, Winchester House Preparatory School, Great Houghton and Maidwell Hall.



"SIX OF THE MOST HAPPY YEARS OF MY LIFE"

Sir John Soane



HISTORY

Tyringham Hall was designed by Sir John Soane in 1792 for William Praed, renowned banker and MP. Soane is internationally regarded as one of the greatest architects of the neo-classical period. Tyringham was one of a series of new country houses designed by Soane, and the largest of the new villas constructed when his idiosyncratic style had fully matured. Sir John Soane records in his memoirs "this villa (was) completed and occupied in the year 1797, after having engaged a large proportion of six of the most happy years of my life."

The copper dome to the main house and the French Boiseries were later editions, easily contrasting with the predominantly Greek style of the original building.

In the 1920's, the then owner, Frederick Konig, commissioned Sir Edwin Lutyens to construct the substantial outdoor swimming pool (now the ornamental pond), the bathing pavilion, the Temple of Music and to carry out extensive landscaping. The Temple of Music received a gold medal for design and both pavilions are unique to this country. To each side of the elegant, round basin between the two ornamental ponds are two pillars with leopard statues, designed by William Macmillan. Macmillan also designed the fountain to the front elevation of the house featuring Diana and Apollo. The bridge at the entrance to Tyringham, (not owned) is Grade I listed and a scheduled Ancient Monument.

Following Konig's death in 1940, Tyringham became a maternity home during World War II and was subsequently purchased by the Australia and New Zealand Bank as a weekend club. In 1966, Tyringham Hall was sold to a Trust headed by Sir Maurice Laing and the Tyringham Naturopathic Clinic was opened in 1967 by Sydney Rose-Neil.

The present owners purchased the house 12 years ago and have made extensive and sympathetic improvements throughout. Enormous attention has been paid to detail. Tyringham Hall has been transformed into excellent, world class accommodation for family, entertaining and friends.



Sir John Soane, (10 September 1753 — 20 January 1837) was an English architect who specialised in the Neo-Classical style. The son of a bricklayer, he rose to the top of his profession, becoming professor of architecture at the Royal Academy and an official architect to the Office of Works. He received a knighthood in 1831. His architectural works are distinguished by their clean lines, massing of simple form, decisive detailing, careful proportions and skilful use of light sources. The influence of his work, coming at the end of the Georgian era, was swamped by the revival styles of the 19th century. It was not until the late 19th century that the influence of Sir John's architecture was widely felt. His best-known work was the Bank of England (his work there is largely destroyed), a building which had a widespread effect on commercial architecture. He designed 18 newly build countryside homes of which Tyringham was the according to Pevsner 'Soane's first mature work.



Sir Edwin Landseer Lutyens, (29 March 1869-1 January 1944) was a British architect who is known for imaginatively adapting traditional architectural styles to the requirements of his era. He designed many English country houses. He has been referred to as "the greatest British architect" and is known best for having an instrumental role in designing and building a section of the metropolis of Delhi, known as New Delhi, which would later on serve as the seat of the Government of India. In recognition of his contribution, New Delhi is also known as Lutyens' Delhi. He had a long and successful collaboration with Gertrude Jekyll.











ACCOMMODATION

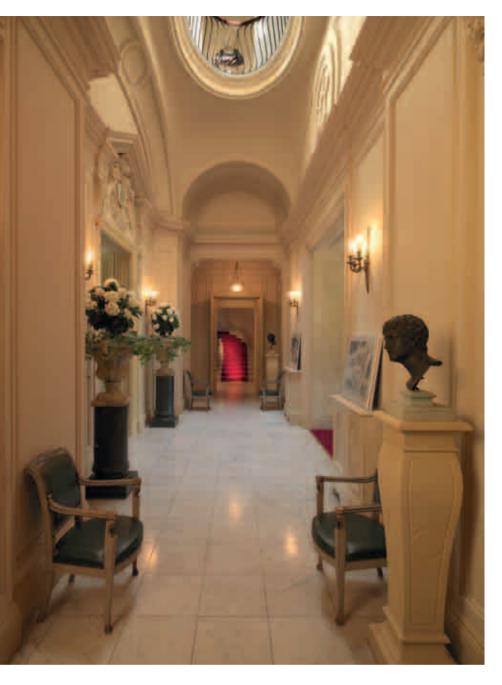
The approach to Tyringham Hall passes through a monumental arch linking two Gatehouse and over a hump bridge both designed by Sir John Soane. The imposing stone gate piers lie just beyond and lead through the mature tree lined drive to an elegant gravel sweep to the front of the house. The outer walls of the house are constructed from a solid brickwork base with ashlar masonry. Three types of limestone are used, Buff Totternhoe for the main walling, White Portland for windowsill and capitals, and grey Weldon for string courses, eaves and parapet balustrading.

Soanes characteristic incised decoration appears on all four elevations in the forms of bands of horizontal grooves, string courses, "token" cornices and Greek key freeze between ground and first floor windows. The Mansard roofs to the attic storey are covered in blue/grey Welsh slate, with the remaining flat roofs covered in cast lead sheet. The Dome is copper clad and has now developed a pale green patina. In all, the facades show modelling of extreme delicacy.

Four stone pillars flank circular steps leading to the front door and into the Reception Hall.

Large ornately topped pillars, exquisite wall carvings or rams heads, a carved marble fireplace and a green and maroon marble floor greet the visitor, creating an atmosphere of grandeur and opulence. A glazed door leads up to the breakfast area with family kitchen beyond. Ahead a central passageway leads to the principal reception rooms.

The four reception rooms have exquisite ornate marble fireplaces and tall sash windows with fine glazing bars. The Music Room is a more informal room with parquet flooring. This leads into the beautifully proportioned drawing room with beautiful views out over the canal and bathing pavilion. The Dining Room with ornate carvings, cornicing and the sky ceiling display is perfectly suited for elegant dining or for banqueting. French windows lead to the terrace. Other principal rooms on the ground floor include a Library, a Study and cloakroom.



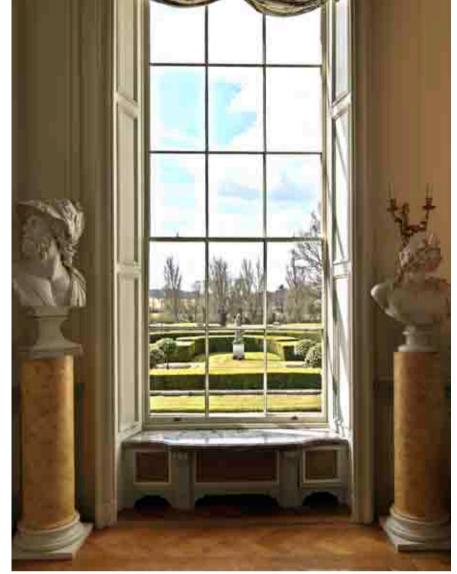














TYRINGHAM HALL HAS BEEN
TRANSFORMED INTO EXCELLENT,
WORLD CLASS ACCOMMODATION FOR
FAMILY, ENTERTAINING & FRIENDS





WITH ORNATE CARVINGS,
CORNICING & SKY CEILING
DISPLAY









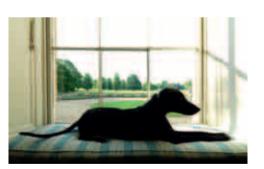




BREAKFAST ROOM AREA WITH FAMILY KITCHEN BEYOND

-Sig-



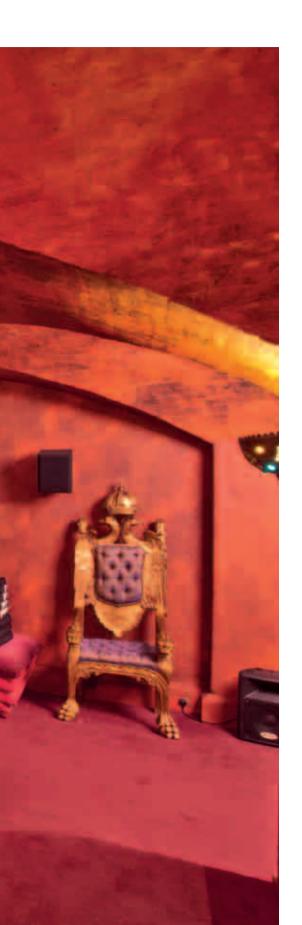


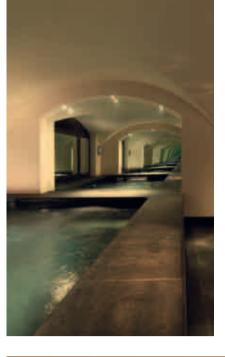






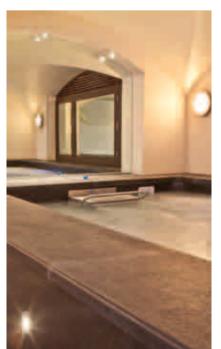






The Lower Ground Floor contains a spa with exercise pool, sauna and steam room, a games room, cinema room, gym area, wine cellar, garden room/boot room, cloakroom and commercial kitchen.





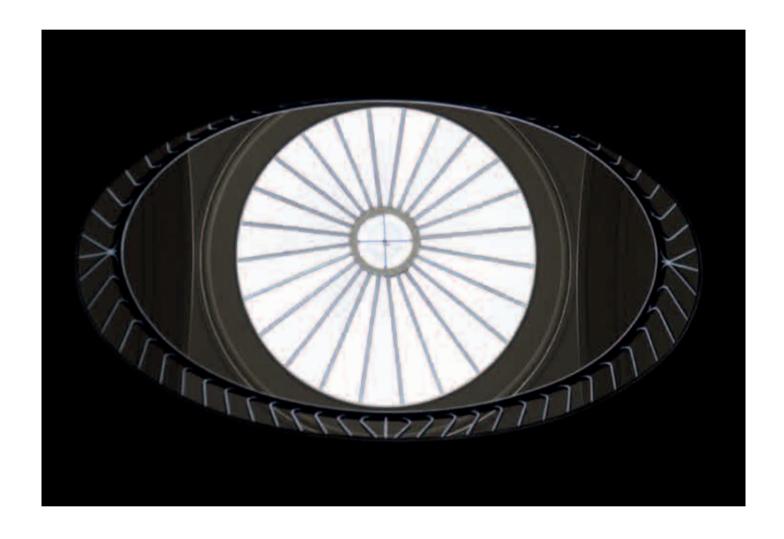


THE LOWER GROUND FLOOR
HAS EXCELLENT
LEISURE & FITNESS FACILITIES





OVAL GALLERIED LANDING, CASCADED WITH LIGHT FROM THE GLAZED COPPER DOME ABOVE









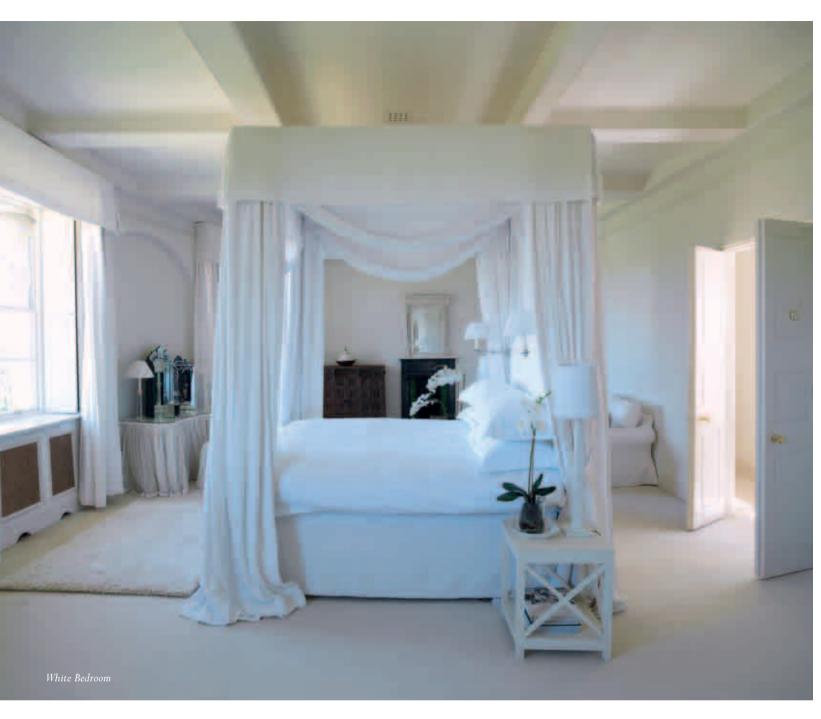
ALL BEAUTIFULLY
DECORATED IN INDIVIDUAL
STYLES WITH SUPERB
BATHROOMS







The Staircase Hall and beautiful sweeping stone staircase, leads to a mezzanine floor with 2 children's bedroom suites, moving on to the first floor and the principal bedrooms. The main suite is approached past the Oval Galleried landing, cascaded with light from the glazed copper dome above. It includes a suite of master bedroom, 2 bathrooms, dressing room, further dressing or children's rooms. 8 further bedrooms and bathrooms are located on this first floor and the second floor above, all beautifully decorated in individual styles with superb bathrooms.



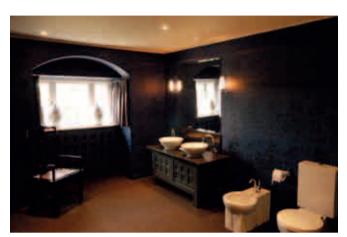




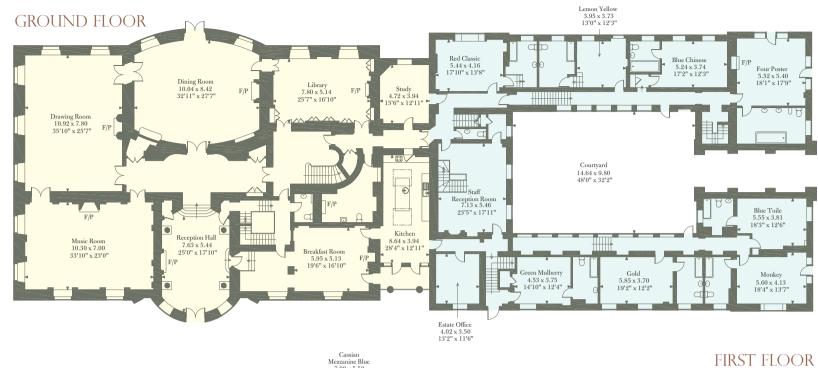


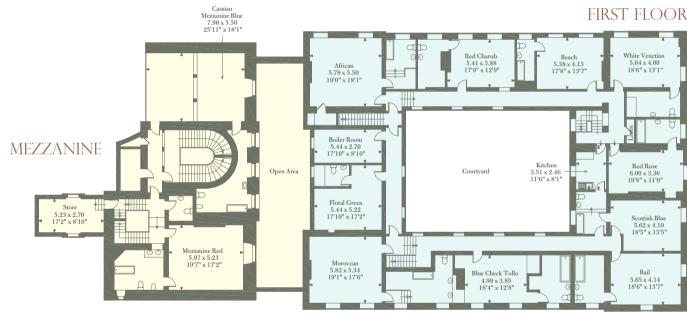


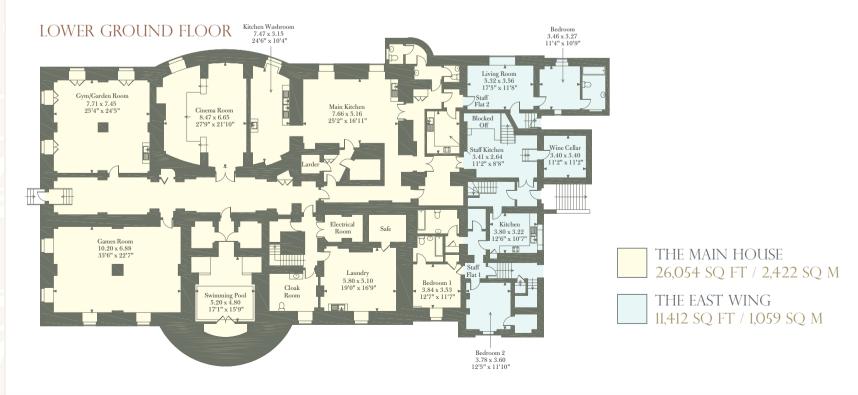
The East Wing includes 8 double en suite bedrooms on the ground floor and 10 double en suite bedrooms on the first floor, with staff areas and a kitchen. The accommodation is flexible and could be separated into staff flats, guest/family cottages or offices. The wing surrounds a central cobbled courtyard.

















TYRINGHAM HALL

FLOOR PLANS





Approximate Gross Internal Area

36,702 SQ FT ~ 3,410 SQ M

Quoted Area Excludes 'External C/B & Courtyard'

Not to Scale. For Identification Purposes Only.









The formal gardens include some of the most impressive landscaping work of the Lutyens era.

His grand axial design stretches away from the north west facade of the house. Semi circular steps lead down from the balustraded terrace to the 72 m long rectangular reflecting pool flanked on either side by clipped yew blocks interspersed with lavender and rose beds. Beyond this is a circular basin between 2 Portland stone Doric monoliths surmounted by lead leopards spouting water into the pool. Beyond this again is a further 36 m long rectangular pool.

The remainder of the gardens have been largely reconstructed and enhanced providing major contemporary elements perfectly setting off the more historic features. A semi-circular loggia overlooks an ornamental pond, perfect for relaxing close by to the house. There are sunken rose gardens, formal lawns, a herb garden, a lime walk underplanted with lavender and a new planting of Yew mounds, set in an intricate cloud-like design. These plantings have a sculptural feel and flank a wide gravel courtyard lined with espaliered hornbeam designed by Julian and Isabel Bannerman.

Beyond the formal gardens lie woodland areas interspersed with a myriad of paths, and containing numerous specimen ornamental trees and shrubs. An all weather tennis court is tucked discreetly away yet within easy reach of the house and outdoor swimming pool.





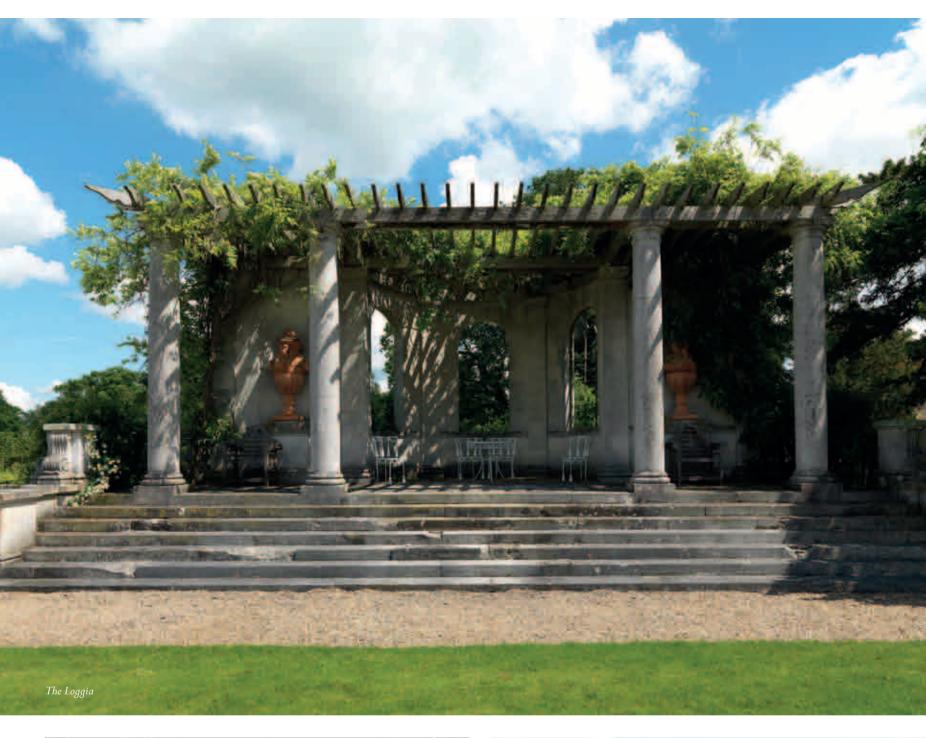








SOME OF THE MOST
IMPRESSIVE LANDSCAPING
WORK OF THE LUTYENS ERA

















The old walled garden has been partially converted to the planting of vines. These are a variety of grape including about 50% Chardonnay, 45% Pinot Noir and the remaining 5% are Pinot Meunier. They were planted in 2008 and will create a very good English sparkling wine. The grapes are taken to Vivid Wines for further wine production.

To the west of the walled garden is the storage area with outbuildings for machinery and garden equipment.





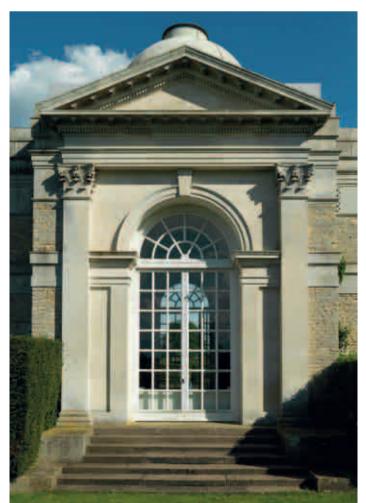
BATHING PAVILLION



A building of stone with stepped roof and dome designed by Lutyens. The Bathing Pavilion is set at the eastern end of the outdoor pool and provides a large central space which could be used for dining together with changing facilities, WC and a small kitchen area. A Latin inscription inside can be translated "designed to refresh the mind through exercise of the body."







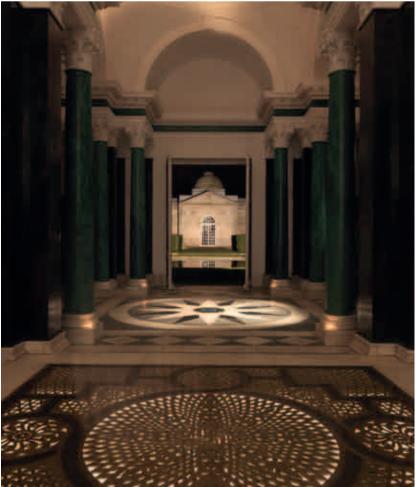


TEMPLE OF MUSIC:



This building is in part modelled on elements in the Viceroy's palace in Delhi, which Lutyens was building at the time but also matches the Tyringham dome. It was built to promulgate the Theosophist movement, which encouraged the union of all religions and included a large Organ, now removed, to celebrate Music. The interiors include malachite, scagglioli and Carrara marble. The Corinthian columbs are green scagglioli, the floor black grey and white marble, with a disk of lapis lazuli set in malachite at the centre of the star.







TYFNS MODE

LUTYENS MODELLED
ELEMENTS FROM THE
VICEROY'S PALACE IN DELHI



STABLE HOUSE



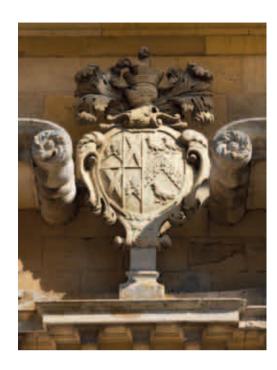


THE STABLE HOUSE PROVIDES EXCEPTIONAL SECONDARY ACCOMMODATION, INCLUDING A FURTHER SPA FACILITY





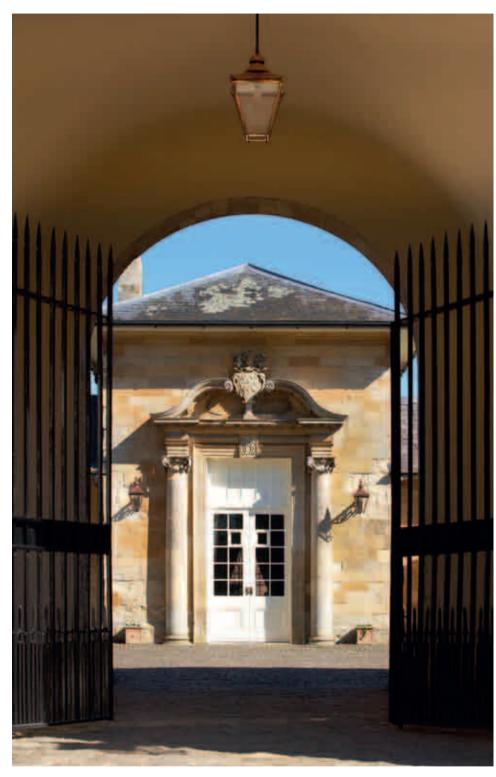




Grade I Listed, this former stable and carriage house, designed by Sir John Soane, was originally built in 1795 and has undergone an extensive restoration process in recent years. Predominantly of stone construction under a slate roof, internal features include flagstone floors, open fireplaces, under floor heating and an indoor 'Endless' swimming pool.

The accommodation comprises 5
Main Bedrooms, 2 Bedroom Guest
Accommodation, 3 Receptions, Kitchen/
Breakfast Room, Study, 2 Cloakrooms,
Swimming Pool, Gym, Sauna and Steam
Room. In all approximately 1 acre of
gardens to the rear of the house.









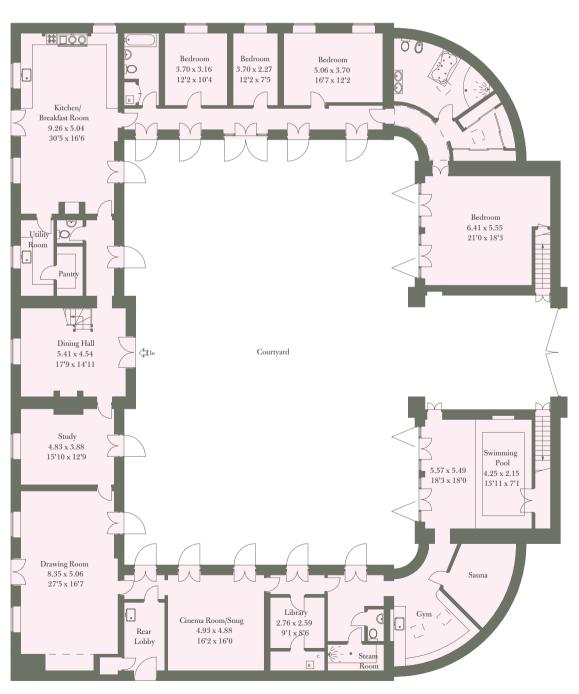


STABLE HOUSE

FLOOR PLANS



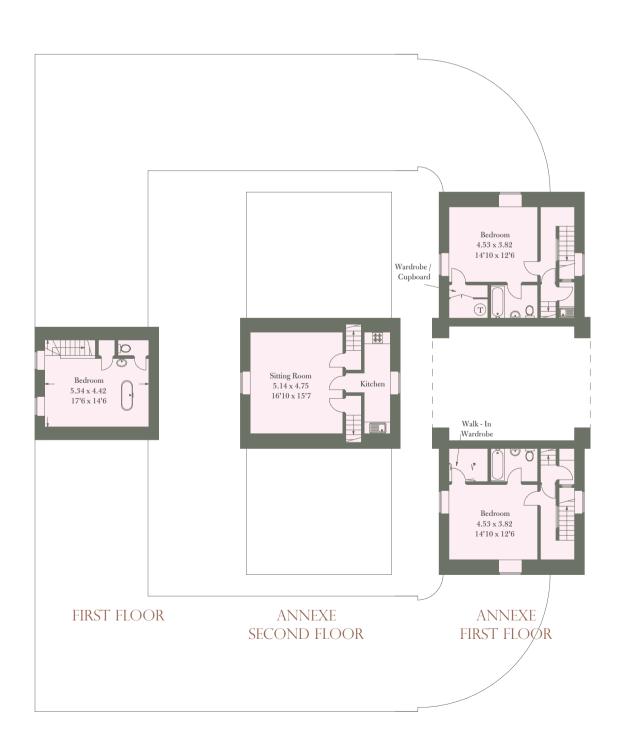




GROUND FLOOR







Approximate Gross Internal Area (Approx):-House: 457 SQ FT / 4,917 SQ M Annexe: 117 SQ FT / 1,259 SQ M Total: 574 SQ FT / 6,176 SQ M

 $Not \ to \ Scale. \ For \ Identification \ Purposes \ Only.$



PARKLAND, PADDOCKS & WOODLAND

In all about 59.21 acres. The hall is surrounded by protected historic parkland. The park to the south is fenced for red deer and leased on a 10 year agreement. The remaining gardens, parkland, paddocks and woodland amount to 37.5 acres and includes beautiful mature trees, grassland suitable for horses or stock. The woodland walks have been restored to their former glory and improved with judicious planting of specimen trees, to form an arboretum.









THE PROPERTY ENJOYS VIEWS
OVER BEAUTIFUL LUSH PARKLAND







TOWN & COUNTRY PLANNING

Tyringham Hall & Stable House - Grade I listed.

Bathing Pavillion & Temple of Music - Grade II* listed.

Parkland - Grade II* listed.

DIRECTIONS

Leave the M1 at Junction 14, follow signs to Newport Pagnell. Carry straight over the first roundabout and continue into the town centre passing the Aston Martin garage on your left and over the bridge. At the mini roundabout, turn right and follow the B526, signed Northampton and proceed approximately 3 miles. Take the right hand turning signed Tyringham, pass through the Gatehouse and having crossed the bridge over the River Ouse, the entrance to the property is on the left hand side.

POSTCODE

MK16 9ES

TRANSPORT LINKS

By Rail: Milton Keynes - 8 miles (trains from 35 minutes to London Euston)

By Air: Luton International Airport - 25 miles (Private planes can land at Cranfield Airport, hangarage available - 9 miles)

By Road: M1 Junction 14 - 5 miles/Central London - 45 miles

SERVICES

Mains water and electricity. A private borehole supplies water for bathing and drinking to the main house. Drainage to a septic tank. Propane gas for cooking purposes, oil fired central heating.

EPC

Tyringham Hall - Rating G Stable House - Rating F

FIXTURES & FITTINGS

The majority of furniture and contents in both the house and grounds will available by separate negotiation. Further information should be obtained from the selling agents.

CONDITION

The current owners have carried out an extensive refurbishment over 3 years from 2001 to 2004, including completely re-wiring, re-plumbing and installing a high pressure hot water system. Each of the 32 bathrooms can run hot water at high pressure simultaneously. The work was a first class restoration under the auspices of English Heritage, with no expense spared, finished to an exceptional standard.

AUTHORITIES & USEFUL CONTACTS

County Council ~ Buckinghamshire County Council, (01296 395 000) www.buckscc.gov.uk

District Council ~ Borough of Milton Keynes (01908 691 691)

Electricity ~ Powergen (0800 363 363) www.powergen.co.uk

Water ~ Anglian Water (0800 919 155) www.anglianwater.co.uk

TENANCY AGREEMENT

A proportion of parkland to the south of the hall is currently leased on a 10 year agreement from April 2013, shown in pink on the plan. The total acreage of the leased land is 21.71 (8.786 hectares).

METHOD OF SALE

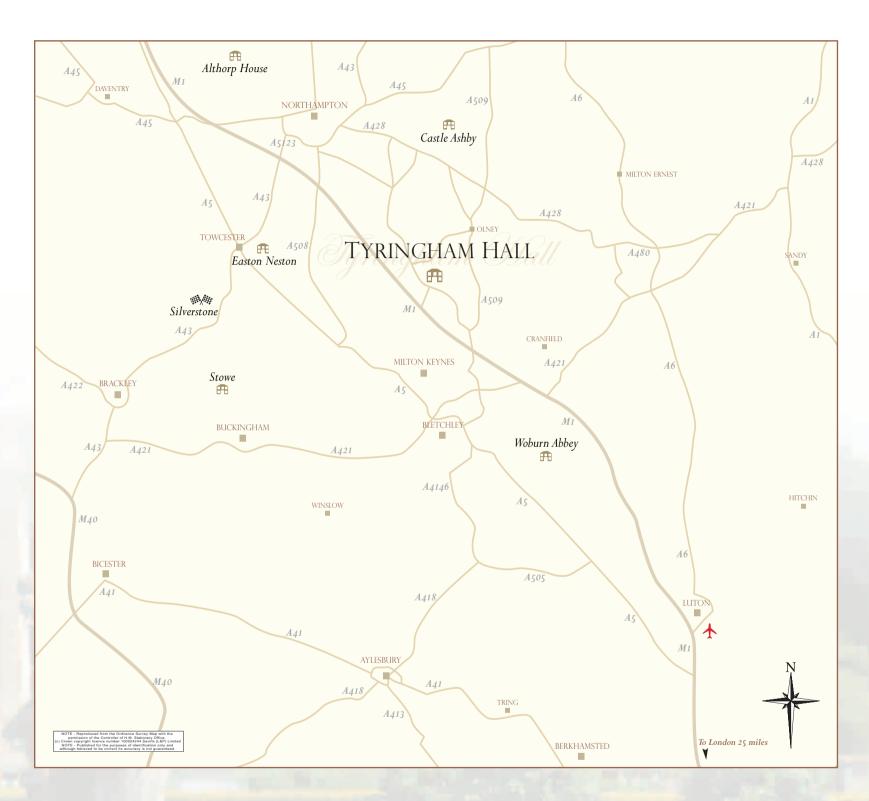
For sale freehold with vacant possession upon completion.

VIEWING

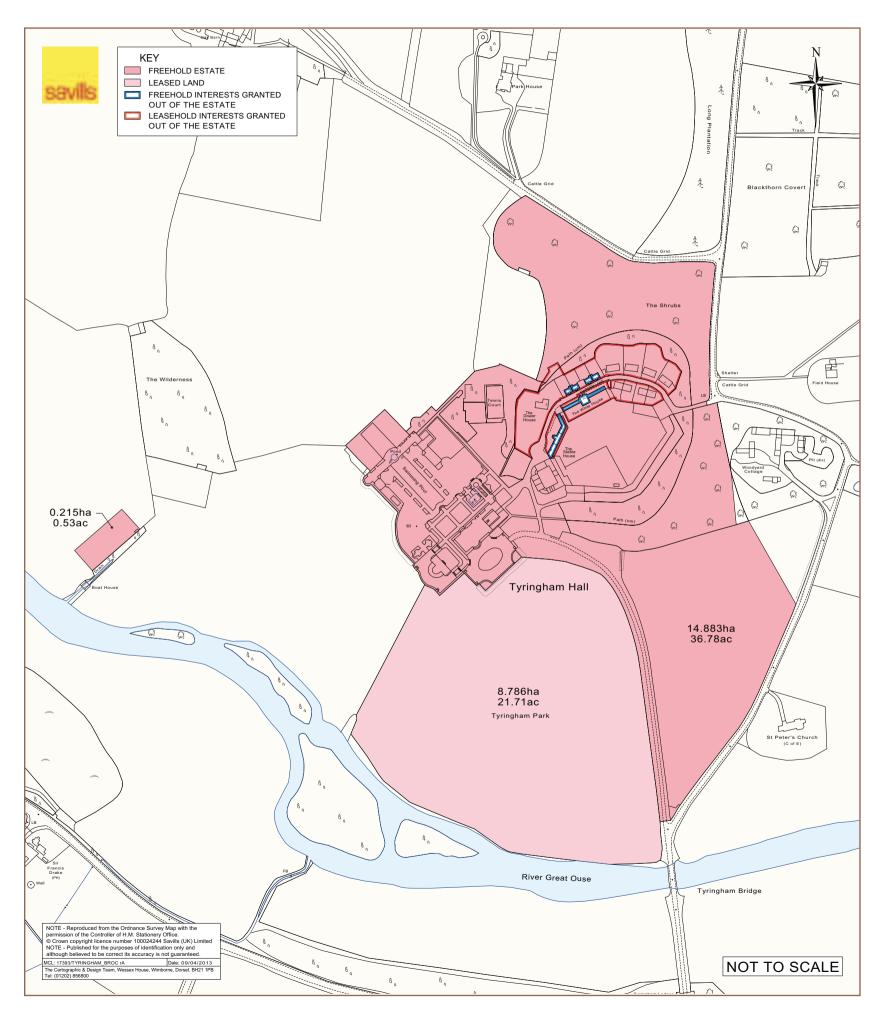
Strictly by appointment with the agents. Prior to making the appointment the agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills staff who has seen the property in order that you do not make a wasted journey.



LOCATION PLAN









IMPORTANT NOTICE

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II. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Details Prepared: April 2013

Photos Taken: Over a period from 2008 - 2012

Design & Produced by: Mark Riley Design



