

# THE MANOR

LILLINGSTONE LOVELL | BUCKINGHAMSHIRE





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Buckingham 6 miles • Milton Keynes 11 miles (to London Euston 35 minutes) • M40 (Junction 10) 20 miles • M1 (Junction 15a) 15 miles  
M1 (Junction 14) 21 miles • Bicester 21 miles • Oxford 34 miles • Luton Airport 37 miles  
(All distances and times are approximate)

*‘A handsome house at the heart of a small country estate.’*

Hall • Library • Drawing room • Dining room • Entertainment room • Kitchen/breakfast room • Conservatory  
Family room • Domestic offices

Principal bedroom suite with dressing room • 5 further bedroom suites • 2 bedroom annex • 2 attic rooms • Cellars

Two x 2 bedroom cottages

Exceptional equine facilities including 14 stables with 2 wash/solarium boxes, covered horse walker and  
Olympic sized (60m x 20m) indoor arena

Mature gardens, grounds and woodland • Walled kitchen gardens • Tennis court • Lake • Paddocks  
Further outbuildings

**In all about 136.2 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.

## BUCKINGHAMSHIRE

The Manor House sits in a magnificent private parkland garden setting, surrounded by mature trees close to the delightful village of Lillingstone Lovell, described by Pevsner as “a handsome group”. Despite the wonderful rural location and privacy, the house is in easy reach of Buckingham (6 miles) and Milton Keynes which provide an extensive range of shopping and recreational facilities.

Communications are excellent with both the M40 (J10 - 20 miles) and M1 (J15- 15 miles) giving fast access to Birmingham via J14 Northampton, London and the national motorway network. Milton Keynes Station (11 miles) offers a fast and regular commuter service to London Euston taking approximately 35 minutes and is also on the main West Coast line providing services to the North and West of the country. London Luton Airport with increasing domestic and international services is 37 miles away. In addition, London Oxford Airport has a growing flight service to Europe and further afield.

Sporting opportunities in the area include golf at Whittlebury Park, Stowe, Silverstone and Buckingham; motor racing at Silverstone, riding or competing at Addington Manor and Aston-le-Walland, numerous opportunities for walking and riding in the beautiful surrounding countryside.

Nearby Stowe and Rugby Schools offer private education to girls and boys from the age of 13 alongside a number of other private and state schools in the area, including Swanbourne, Beachborough, Winchester House and Tudor Hall.



## THE MANOR HOUSE

The Manor House is constructed of locally quarried cut stone under a hipped slate roof and sits in wonderful parkland gardens. The house is laid out with well-proportioned reception rooms, all benefiting from being south facing overlooking the impressive lawn. The north of the house contains the traditional domestic offices, including Butlers Pantry, and another family room. On the first floor there is an excellent range of bedroom suites, including the principal suite and five further guest suites.

The house is entered into a hall extending the length of the house, off which are situated the main reception rooms. These include a library, dining room, drawing room and entertainment room, which all look south and west over the gardens. These rooms have many features including wooden floors, open fireplaces, panelling and cornicing. On the south-eastern side of the house is a large kitchen/breakfast room with a conservatory adjoining. Overlooking the yard is a family room, whilst adjacent to the door to the hall is a self-contained staff annex with two bedrooms.

The first-floor accommodation provides for a principal bedroom suite, with its own dressing room and study close by. There are five further bedroom suites, two with dressing rooms. The second floor provides attic rooms.





# FLOOR PLANS



- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

**Approximate Gross Internal Floor Area:**  
 Manor House - 1,242 sq m / 13,369 sq ft  
 For identification only, not to scale.



# STABLE YARD AND BUILDINGS

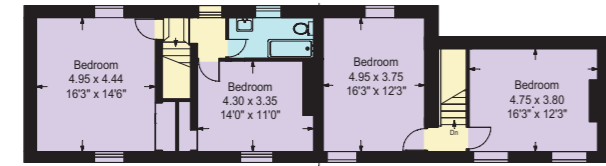
The adjoining stable yard is banded by the house, stable block, garaging and two of the cottages. In addition, there is a full-sized Olympic arena and further outbuildings suitable for a variety of uses. The extensive grounds and agricultural yards provide an ideal opportunity for an equestrian centre or small farm.

Arranged around a large, enclosed stone paved courtyard area is an arrange of 14 stables, with two wash rooms, a tack room, rug room, stock area, feed area and yard WC. Close by is the six-horse walker, a boiler room and two car ports and a garage.

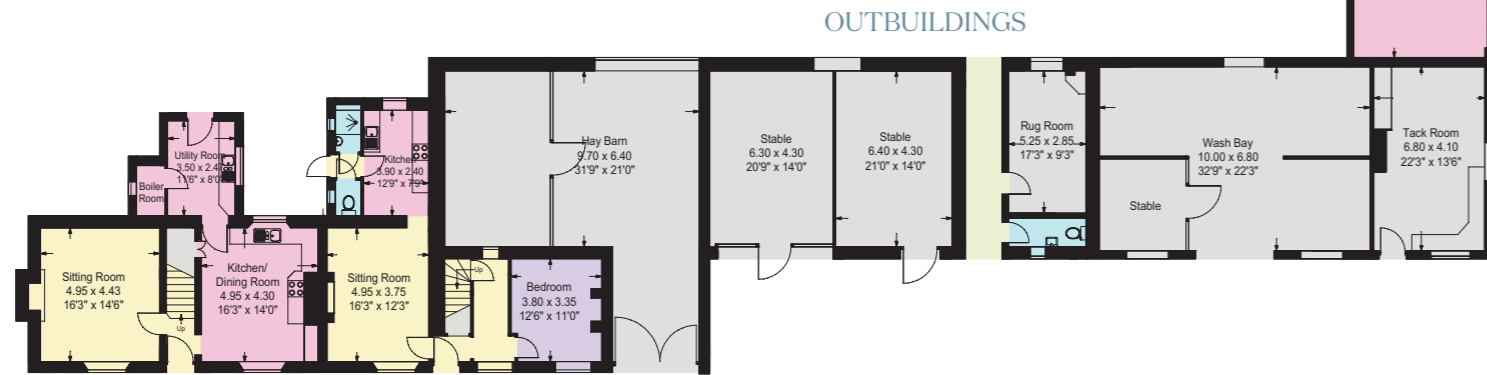
A short walk from the yard leads to the Olympic size indoor school together with a range of modern general purpose farm buildings.

The land has numerous paddocks which are all post and rail with water connected.

## ROSEMARY COTTAGE | LAVENDER COTTAGE



First Floor



Ground Floor



STABLE YARD

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

**Approximate Gross Internal Floor Area:**  
 Lavender Cottage - 101 sq m / 1,087 sq ft  
 Rosemary Cottage - 114 sq m / 1,227 sq ft  
 Garden Room - 35 sq m / 377 sq ft  
 Stables & Store - 623 sq m / 6,706 sq ft  
 (Including Carport)  
*For identification only, not to scale.*



The Stables



Olympic Size Indoor School



The Stable Yard



The Cottages



General Purpose Farm Buildings

## GARDEN AND GROUNDS

The Manor sits in wonderful gardens and grounds. The main lawn runs to the south of the house, towards the woodland. Within this is a fenced deer park with a herd of Sika deer. Near the lawn is a hard surface tennis court, whilst adjacent to the stable yard is a lovely walled garden.

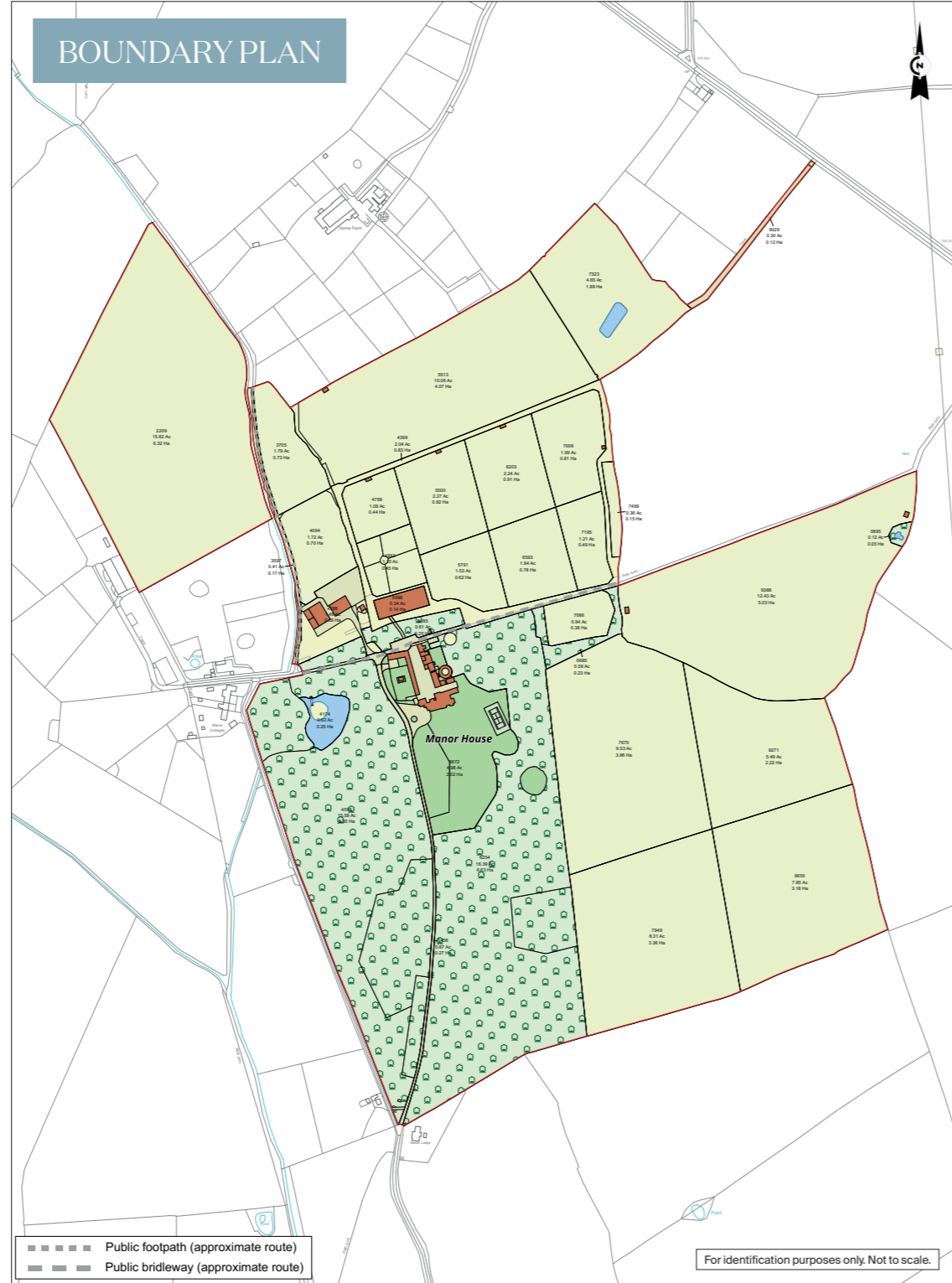






## THE LAND

The majority of the land is laid to grass and is set within post and rail paddocks. There is excellent riding out into the surrounding countryside.



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## GENERAL REMARKS AND STIPULATIONS

### METHOD OF SALE

The property is offered for sale freehold as a whole with vacant possession by private treaty.

### SERVICES

Mains water and electricity, private drainage and gas fired central heating.

### FIXTURES AND FITTINGS

Only those mentioned in the sales particulars are included within the sale. All other items such as rugs, curtains, light fittings and garden ornaments are specifically excluded but may be made available by separate negotiations.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of any rights of way either public or private. All easements, wayleaves and Rights of Way whether they are referred to or not.

### PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

### EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

### VIEWINGS

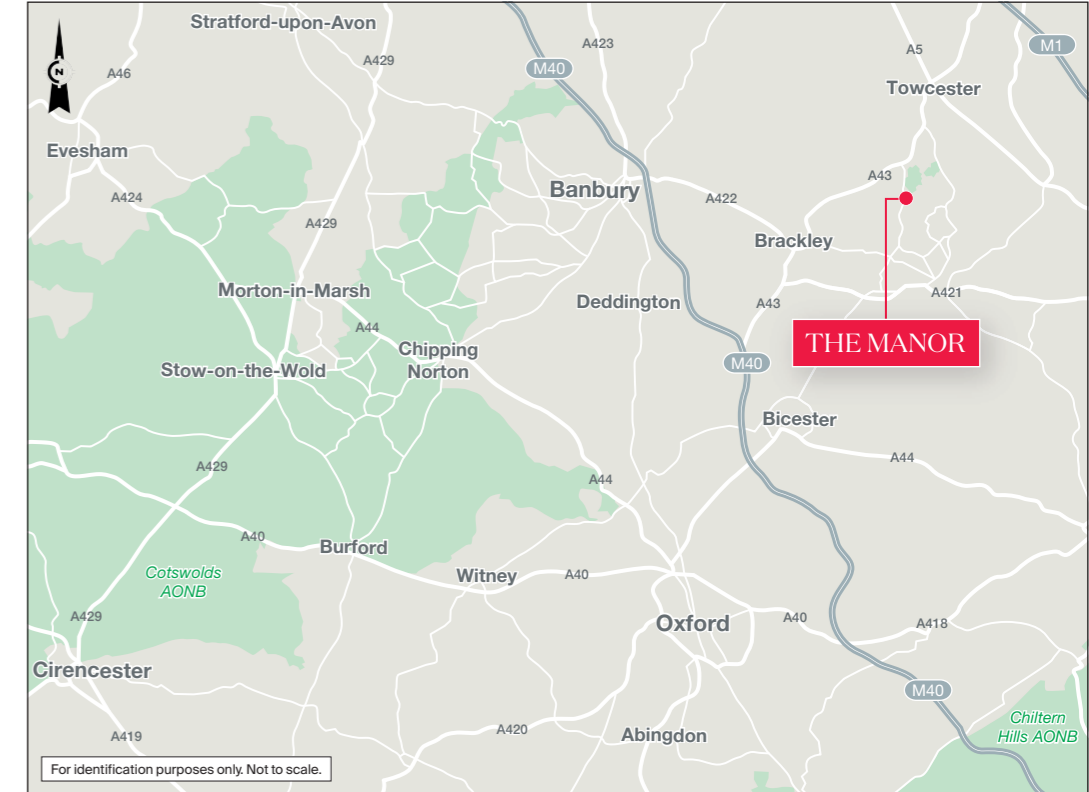
All viewings must be made strictly by appointment through the selling agents, Knight Frank.

### DIRECTIONS

#### Postcode - MK18 5BQ

From the M40 leave at Junction 10 and proceed on the A43 signed to Brackley. Pass through the village of Silverstone and a short distance outside the village take the A413 south through Whittlebury. After two miles fork left signed to Lillingstone Lovell. Proceed into the village and after about quarter of a mile, turn left into a small lane, sign posted to The Manor House. Follow this lane for approximately 0.75 of a mile and the entrance will be seen on the right-hand side.

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Viewing strictly by appointment only. Please contact:

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