

National
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BRADENHAM MANOR

BRADENHAM ESTATE | HIGH WYCOMBE | HP14 4HF

savills



EXECUTIVE SUMMARY

- **Grade II listed Manor House** of approximately **19,600 sq ft**
- **Converted stable block** and **stone barns**
- **Two Cottages**
- **65 ensuite bedrooms**
- Situated approximately **4.6 miles North-West of High Wycombe**
- **Saunderton Railway Station** is approximately **1 mile away.**
- **Tennis court** and **large gardens**
- Total **built accommodation** of approximately **35,700 sq ft**
- Suitable for a wide range of uses subject to planning
- Available by way of an occupational lease

**17TH CENTURY
MANOR HOUSE WITH
ANCILLARY RESIDENTIAL
ACCOMMODATION,
OUTBUILDINGS AND
GARDENS SET WITHIN
APPROXIMATELY 14 ACRES.**



LOCATION

Bradenham Manor is conveniently situated just 4.6 miles North West of High Wycombe and lies just off the A4010 which leads to the M40 (approx. 5.6 miles). Saunderton Railway Station is approximately 1.3 miles away and provides access to London via the Chiltern Line in circa seventy five minutes. There is a bus stop at the junction with the A4010 with bus routes running to High Wycombe and Aylesbury via Saunderton Station.

The property is situated within the village of Bradenham and is surrounded by land and property owned by the National trust. The Manor

sits adjacent to Bradenham St Botolph Church, Bradenham Cricket Club and the Village Green. There is a tea room on Bradenham Wood Lane called The Red Lion.

The village of Walters Ash is 1.3 miles North East where there are additional amenities such as Co-op Food, Esso Garage, a Day Nursery and Pub.

There is access to an extensive network of footpaths around Naphill Common from the property. The village of West Wycombe is 2.4 miles South of the property.

DESCRIPTION

The property comprises a Grade II Listed Manor House with a range of outbuildings set in 14 acres. The Manor is reached by a sweeping driveway which winds its way through the cluster of brick and timber buildings, culminating at the impressive original stone set front driveway and grand gateway.

The property was most recently used as a residential training centre and as a wedding venue on weekends. The training centre had capacity for 150 students and the wedding venue had capacity for up to 80 guests.

The property would suit a wide variety of uses subject to gaining the necessary planning consents.





HISTORY

Bradenham Manor, although now owned by the National Trust has a long and fascinating history, first rising to prominence as part of the estate of the Earl of Warwick during the 13th Century. A large south facing manor was constructed around 1545 by William, 2nd Lord Windsor of Bradenham. The house was grand enough that it played host to Queen Elizabeth I on one of her progresses in 1566. That house was largely burned to the ground in the early 17th Century, and the estate subsequently purchased by Sir Edmund Pye in 1642. The house that he built on the site can still be seen in the southernmost elevations.



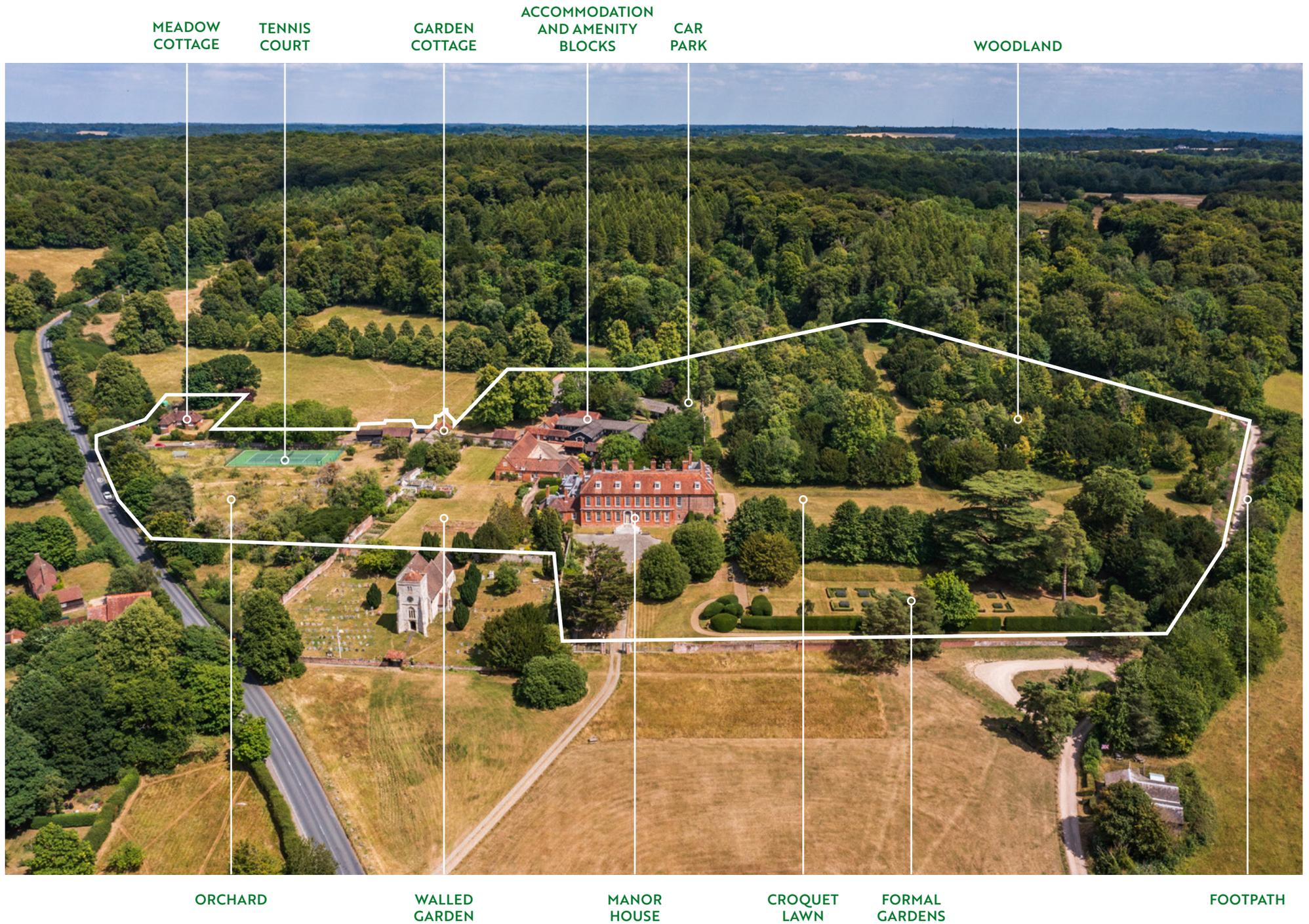
In 1673 Sir Edmund died and the estate passed to his daughter and her husband, John, Lord Lovelace. It is their creation that is mainly seen today. The Lovelace coat of arms features two mastiff dogs, and their new western elevation at Bradenham also features a pair of these creatures. By the early 19th Century, the Lovelace family relinquished control of Bradenham, and whilst legal particulars were finalised, the Manor was rented.



The mansion's most famous resident, **Isaac D'Israeli**, began his tenure in 1829, transporting his thousands of books with him from Bloomsbury. His son, Benjamin, also lived at Bradenham before departing for his mercurial political career and residence at nearby Hughenden. In 1847 the property passed to the Hicks and latterly Tempest families, who made modest changes and extensions, but left the majority of the manor as the property that you see today. It was finally passed, via the Ernest Cook Trust, to the National Trust in 1956.



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MANOR HOUSE

The Manor House dates back to the Seventeenth Century and is set over ground, first and second floors, comprising approximately 19,600 sq ft.

The house benefits from facilities such as full catering kitchen, stores, servery and dining room. There is also a private function dining room and two additional reception rooms on the ground floor as well as the Main Hall at the front of the House. There is a grand stair case with painted ceiling above (dating back to the 1780s), leading to the first floor.

The first floor has been used as teaching space with class rooms of varying sizes with inter-connecting doors. There are two additional stair cases, one at each end of the building. A small mezzanine floor is accessed from the first floor.

The second floor comprises a number of smaller rooms, used as offices, meeting and breakout rooms. From here there is ladder access onto the roof of the building. The upper floors boast far reaching views of the wider estate and countryside.

There is a cellar under the building which we have not inspected.



MANOR VIEW

Manor View comprises a timber framed and clad single storey building containing 28 ensuite bedrooms (2 doubles and 26 singles) with electric heating and showers. There is a further self-contained ensuite double bedroom adjacent to this building.



HIGHCROFT

Highcroft comprises a timber framed and clad single storey building containing 13 double ensuite bedrooms with electric heating and showers. This accommodation block was refurbished five years ago.



THE STABLES

The old stable block has been converted to further overnight accommodation and contains 15 ensuite bedrooms, three of which are doubles. The stable block has been split into five accommodation blocks, one of which is two storey.



THE BYRE & SUARTING

The Byre contains two ensuite single bedrooms which are suitable for disabled guests.

Suarting consists of one double and one single bedroom, both of which are ensuite.



GARDEN COTTAGE & MEADOW COTTAGE

Garden Cottage comprises a two bedroom detached brick and flint cottage. It comprises a kitchen, dining room, living room and two ensuite bedrooms.

Meadow Cottage is a detached three bedroom bungalow comprising one double bedroom with shower and two single bedrooms (one with a shower and one with a bath).



THE BAR/GAMES ROOM

The games room is a detached barn converted to a games area on the lower floor with stairs leading up to a fitted bar with seating area. There is a TV point as well as CCTV.



THE FITNESS ROOM

The fitness room comprises a single storey timber outbuilding currently used as a gym. There is a linen store at the end in addition.



TENNIS COURT

Situated off the driveway, there is a full size tennis court with hard court surface and mesh fencing which is in good condition.



ANCILLARY STORAGE

There are four storage buildings including a maintenance workshop, the Pig Shed and Herding



CAR PARK

The car park is situated at the rear of the Manor House and provides car parking for 70 cars and is situated next to the fitness centre.



GARDENS AND GROUNDS

The grounds total approximately 14 acres and comprise a croquet lawn, orchard, formal gardens, woodland and rides. The gardens are to be maintained by the tenant.

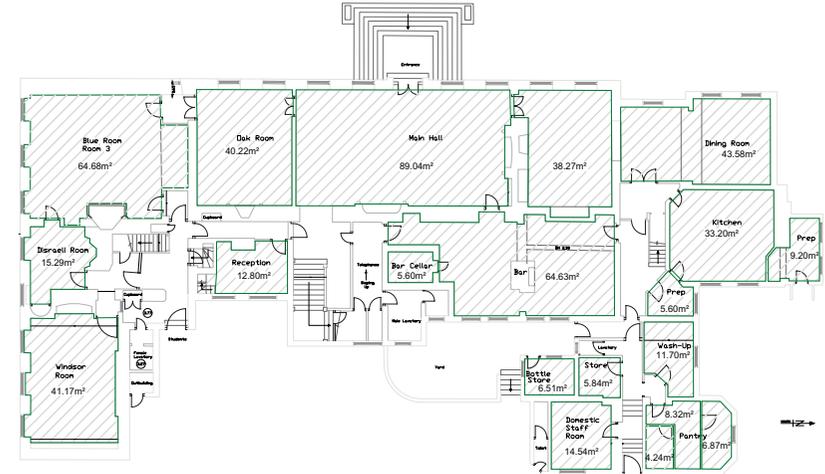
ACCOMMODATION

Measurements have been taken on a Gross Internal Area Basis.

MANOR HOUSE	Sq M	Sq Ft
Ground Floor	751.28	8,086.71
First Floor & Mezzanine	624.5	6,722.06
Second Floor	450.7	4,851.29
Total	1826.48	19,660.07

OUTBUILDINGS	Sq M	Sq Ft
Fitness Room & Laundry Room	62.80	675.95
Equipment Store & Herding	78.45	844.45
Games Room	60.39	650.02
The Byre	42.03	452.44
Suaring	37.37	402.28
Garage	39.1	420.87
High Croft	261.65	2,816.38
Manor View	383.40	4,126.92
Pig Shed	12.07	129.91
Garden Cottage	80.79	869.57
Workshop	110.88	1,193.51
Meadow Cottage	71.81	772.94
Stables	251.98	2,712.26
TOTAL		35,727.57

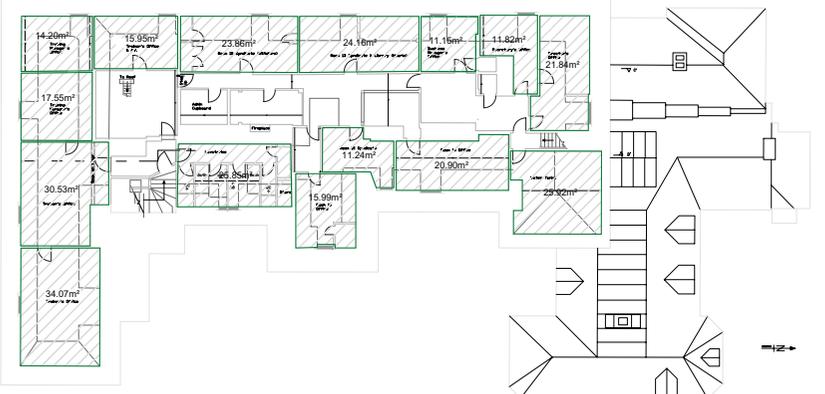
MANOR HOUSE - GROUND FLOOR



MANOR HOUSE - FIRST FLOOR



MANOR HOUSE - SECOND FLOOR



DIRECTIONS

When approaching from the A4010, turn onto Bradenham Wood Lane at The Red Lion Pub. Pass the Church on your right and then turn right onto the driveway after approximately 150m.

Pass the tennis court and cottage on your right and then bear left to find the car park at the rear of the site. Please note the driveway operates a one way system.

Sat Nav: HP14 4HF What 3 Words ///waddle.timing.happy

LEASE TERMS

A new lease on terms to be agreed.

Rent on Application.

LOCAL AUTHORITY

Bradenham Manor falls within the local authority of Buckinghamshire Council.

AERIAL VIDEO TOUR

Click [here](#) to watch an aerial tour of the site.

BUSINESS RATES

The current Rateable Value (2017 Assessment) is £143,000.

PLANNING

We believe the existing use of the property falls into Use Class C2 of The Town and Country Planning (Use Classes) Order 1987 (as amended). Suitable for alternative uses subject to obtaining the necessary planning consents and/or Listed Building consents.

FIXTURES AND FITTINGS

A fixtures and fittings schedule can be provided upon request.

VAT

We are informed that VAT is payable on the rent.

EPC

Under assessment.

VIEWING ARRANGEMENTS

Viewings are strictly by appointment with the sole agents. Please contact us to arrange a viewing.

CONTACT

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