PADBURY LODGE
PADBURY • BUCKINGHAMSHIRE

Approximate times and distances:
Buckingham 2.5 miles, Brackley 10.5 miles, M1 (J13) 14 miles, M40 (J10) 14 miles,
Milton Keynes 12 miles (London Euston about 30 minutes), Oxford 26 miles,
Bicester North/Village to Marylebone about 50 minutes.

Impressive village living providing space and privacy

Entrance lobby • Dining hall • Drawing room • Library • Sitting room • Study • Kitchen/breakfast room,
Rear hall • Utility room • Larder • Wine store • Cloakroom
Principal bedroom suite comprising bedroom one, dressing/bathroom • Three further principal bedrooms
Two further en suite dressing/bathrooms • Family bathroom and family shower room
Second floor accommodation currently comprising three bedrooms, sitting room, kitchen, bathroom and separate WC,
ideal for family, guests or used as an integral flat
Extensive outbuildings including garaging, garden stores, gardener’s WC and log store • Extensive off road parking
Extensive landscaped gardens including well laid out and planted walled garden, lawn areas, parterre, courtyard garden, terrace,
summerhouse and timber play house

About 1.9 acres

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Your attention is drawn to the Important Notice on the last page of the text
Padbury lies to the south of Buckingham and has a wealth of period properties, particularly timbered and thatched. The village has good facilities including a church, a public house, a butcher with deli, cricket pitch and primary school.

The University town of Buckingham offers excellent shopping facilities, many social and cultural societies, as well as leisure facilities. Milton Keynes is approximately 14 miles away to the east and has more extensive leisure, recreational and cultural facilities.

The area is well served with The Royal Latin Grammar School at Buckingham, Akeley Wood and Thornton College. Further afield, Stowe, Beachborough, Winchester House, Tudor Hall and Bloxham, plus the Oxford schools including The Dragon, St Edwards, Magdalen and Headington.

Excellent communication links with good access onto M1 (Junction 13) and M40 (Junction 10) approximately 14 miles away. Mainline train services from Milton Keynes to London Euston (from approximately 30 minutes) and Bicester to London Marylebone (from approximately 50 minutes).

Sporting facilities including golf at Buckingham, Stowe and Chesterton, motor racing at Silverstone; fishing, sailing and water sports on several local reservoirs; Buckingham offers a wealth of amateur clubs and societies covering cricket, rugby and football.
DESCRIPTION
Padbury Lodge is an exceptional house of late Victorian/early Edwardian origins positioned towards the edge of the village.

The house offers generous, well-proportioned rooms particularly the principal reception rooms and bedrooms.

Wealth of period features include elegant and ornate fireplaces, flag stones, cornicing, plaster mouldings, picture rails, bay windows, panelled internal doors, elegant door furniture, wooden flooring and an elegant and impressive staircase.

Recent improvements include installation of Sanitan bathroom fittings.

The accommodation is on three floors and has a gross internal floor area of just over 9,500 sq ft.

Whilst the property has been carefully maintained and improved over the years, there is scope to modernise further.

Built in a period of prosperity, the layout of the rooms echo formality and informality with impressive reception rooms with generous ceiling heights, sumptuous architecture and detail with the expectant kitchen and breakfast room, pantry, wine store and larder.

Grand living continues on the first floor with an extensive principal bedroom suite and three further generous bedrooms and bath/shower rooms. Originally it is believed the property comprised seven principal bedroom, three having been converted to dressing rooms or bathrooms.

Continue to the second floor and here there are further bedrooms, kitchen and sitting, ideal for teenagers, guest or staff flat.
PADBURY LODGE
Approximate Gross Internal Area:
Main House: 885 sq.m. / 9,530 sq.ft.
Outbuilding: 73 sq.m. / 786 sq.ft.
Total: 958 sq.m. / 10,316 sq.ft.
Not to scale. For illustrative purposes only.
GARDEN AND GROUNDS
The landscaped gardens are the fitting backdrop to this amazing home with areas of lawn, paved terraces and entertaining areas, walled garden, summerhouse and play house. The walled garden provides year round colour and is symmetrically laid out with brick and stone paved paths. The gardens are well stocked and with many mature trees (particularly a copper beech, mulberry, cedar and yew) hedges and shrubs offer plenty of space and privacy.

There are several outbuilding to compliment including garaging, workshop and various stores.

Here one can find so many of the expectant Victorian and Edwardian attributes, a nod to high society and giving today’s buyers a real proper “grown up” house.

In all about 1.9 acres.

ACCOMMODATION
Please see floor plans.
IMPORTANT NOTICE:
Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. 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.

SERVICES
Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating. BT connected subject to the usual transfer regulations.

COUNCIL TAX
Band H

TENURE – Freehold

LOCAL AUTHORITY
Aylesbury Vale District Council - 01296 585858

FIXTURES AND FITTINGS
Those items mentioned in these sale particulars including fitted carpets and curtains are included in the freehold sale. All other fixtures, fittings and furnishings i.e. light fittings and statuary are expressly excluded. Certain such items including much of the furniture may be available by separate negotiation. Further information should be obtained from the selling agents.

DIRECTIONS (MK18 2AJ)
From J10 of the M40 take the A43 towards Brackley and then take the A421 signed Finmere, Buckingham and Milton Keynes. Stay on the A421 crossing over six roundabouts and at the seventh turn right onto the A413 towards Winslow. Follow this road away from Buckingham for about 2 miles and on entering Padbury take the second left onto Church Lane. Padbury Lodge is the first house on the left and enter via the elegant wrought iron gates on stone piers and park outside the front door to the left.

VIEWINGS
By appointment with Savills. Prior to making an appointment to view, Savills 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.