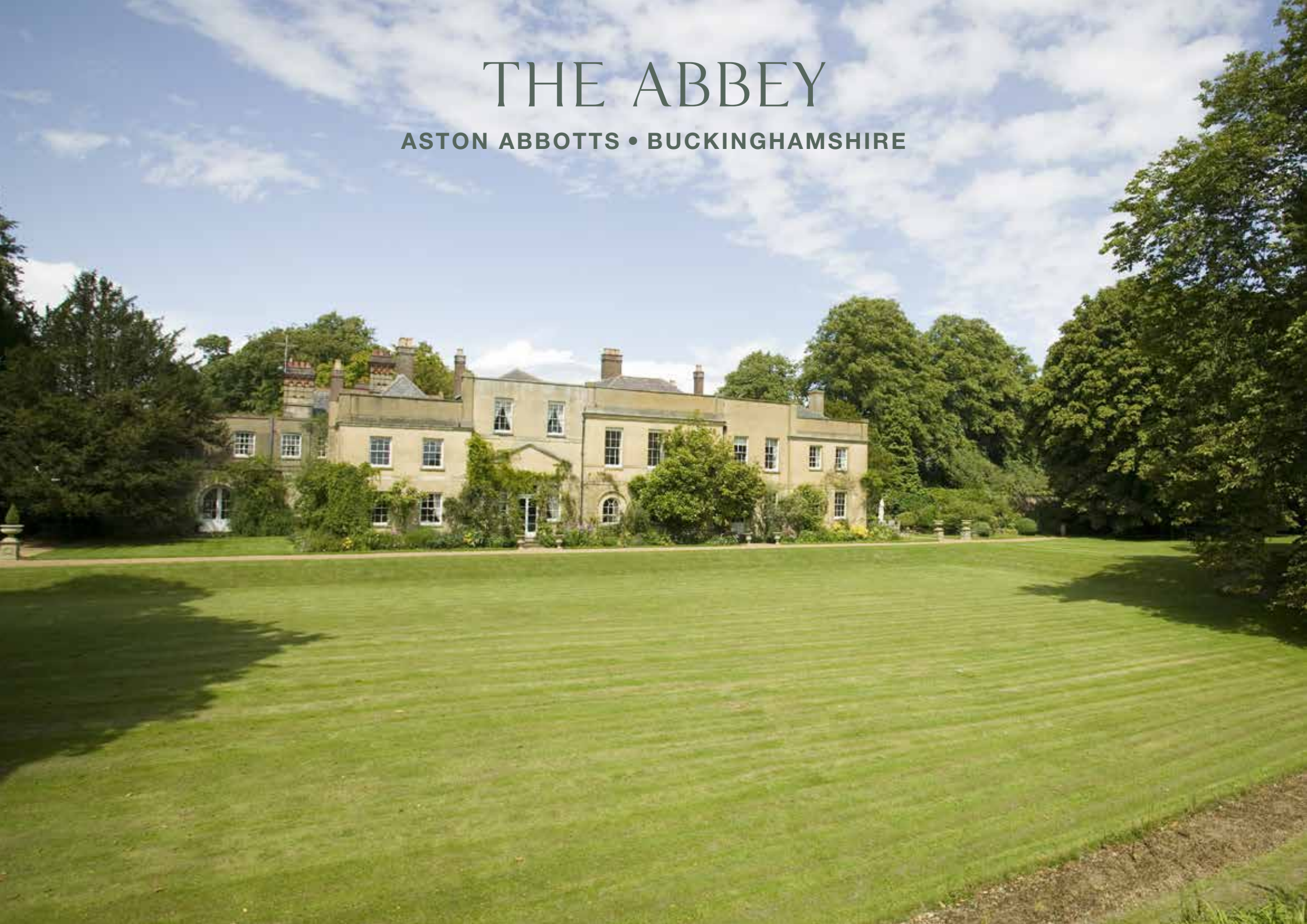
THE ABBEY

ASTON ABBOTTS • BUCKINGHAMSHIRE



THE ABBEY

ASTON ABBOTTS • BUCKINGHAMSHIRE

Tring 6 miles (London Euston 30 minutes) • Berkhamsted 14 miles • Thame 15 miles • Milton Keynes 17 miles
Amersham 20 miles • Oxford 27 miles • Central London 46 miles
(Distances and times approximate)

A Grade II Listed Georgian country house in a parkland setting within easy commuting distance of London

Entrance hall • Reception hall • Sitting room • Drawing room • Dining room • Morning room
Open plan kitchen / breakfast room • Reading room • Study • Orangery
Vestibule • Laundry • Cloakroom • Bootroom • Wine cellar

Master bedroom suite with dressing room and bathroom • 7 further bedrooms • 5 further bath/shower rooms
Staff wing with 3 bedrooms and sitting room

Enclosed courtyard with traditional stables and groom's accommodation
Walled swimming pool area • Games room • Party barn • Tennis court
2 bedroom Gate Lodge
Walled garden • Formal gardens • Lake, parkland and paddocks

Approximate Gross Internal Area: 1,066 sqm / 11,480 sqft

For Sale Freehold as a whole or in 2 lots

In all about 42.99 acres

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

Buckinghamshire

- The Abbey is a handsome Grade II listed country house in the heart of Buckinghamshire. The property is positioned on the edge of the village of Aston Abbotts. Aylesbury, about 5 miles to the south and Milton Keynes, about 17 miles to the north, provide wider recreational facilities, shopping and eating places.
- Whilst enjoying fast and convenient access to London via the M40 and M1 motorways, the house takes full advantage of some of the area's most beautiful countryside with stunning views across the Vale of Aylesbury.

Aylesbury, Berkhamsted and Milton Keynes have an extensive range of convenient shopping, boutiques and supermarkets.

Accessible schools include Headington and The Dragon in Oxford, Eton College at Eton, Harrow School at Harrow, Stowe in Buckingham, Wycombe Abbey for Girls at High Wycombe and Berkhamsted School.

Aylesbury Park, Silverstone, The Oxfordshire and Studley Wood.

The A41, 7 miles, gives access to the M25 or the M1, about 15 miles, Tring 6 miles (London Euston 30 minutes), Leighton Buzzard 6 miles (London Euston 33 minutes).

The Abbey - Lot 1 - About 33.55 acres

- The Abbey is approached through electric wrought iron entrance gates and along an impressive carriage drive, bordered by lime trees, leading to a turning and parking area on the northern side of the house. The house, stands in a fine setting with mature gardens, a lake and parkland in a quiet and protected setting on the edge of the village.
- The Abbey has many attractive period features including some intricately detailed fireplaces, cornicing and wooden floors.
- On the ground floor the house is entered through the impressive vaulted reception hall with a gallery to the landing. The hall leads to the main reception rooms, which lend the property very well to entertaining. It has an excellent open plan kitchen/breakfast room and French doors out onto the terrace.
- The first floor bedroom accommodation benefits from a similar scale and has a good proportion of bedrooms to bathrooms. The west wing incorporates a useful integral staff flat with three bedrooms and a sitting room beneath.
- There is also an attractive two bedroom thatched gate lodge.

History

The house has an interesting history and is believed to date back in the main to the early 1800's with earlier origins in the 15th and 16th century. There has been a property at the location since Doomsday. Although The Abbey has never been an ecclesiastical building, it was so named having been built on land confiscated from the Abbotts of St. Albans by Henry VIII. The property has had some illustrious owners including the Duke of Buckingham, Sir James Clark Ross, the polar explorer who gave his name to the Ross Shelf, and, during the war, President Benes of Czechoslovakia.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area
House - 1101 sq m / 11850 sq ft.
East Stable Wing - 201 sq m / 2162 sq ft.
West Stable Wing - 148 sq m / 1589 sq ft.
Games Room and Loggia - 73 sq m / 791 sq ft.
Gate Lodge - 79 sq m / 851 sq ft.

Ground Floor

Stable Buildings

Gate Lodge

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan,please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Outbuildings

- To the west of the house is a pretty courtyard of outbuildings providing stables, feed rooms and tackrooms (including a large foaling box), a wood store, groom's flat and garage.
- Beyond the courtyard is an attractive private walled area with Indian sandstone flagged terrace, planted beds and olive trees, swimming pool and a large party barn. Facing one side of this area is the rear of the courtyard buildings with showers, changing and treatment rooms. There is also an all weather hard tennis court.

Gardens and Grounds

- The gardens and grounds are a particular feature of the property with the main bulk of land dedicated to parkland and open farmland. The property is well positioned with landscaped formal gardens to the south and a gravel path dividing herbaceous borders with lawns that run down to a lake with sunken stepping stones across to a central island. To the eastern side of the house the lawns rise up with some specimen trees and a kitchen garden, sheltered by a part wall and a clipped yew hedge. From here the path leads to a secluded garden with a yew hedge containing an ornamental pond and terraced beds.

Lot 2 – pasture field
About 9.44 acres

A parcel of pasture to the north of lot 1 with access onto a track to the west.

Services

Mains gas, water and electricity, private drainage system.

Fixtures and fittings

Only those items mentioned in these sales particulars are included in the sale.

The property is currently unfurnished and taken as seen.

Postcode

HP22 4NE

Local Authority

Aylesbury Vale District Council

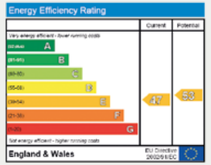
01296 585858

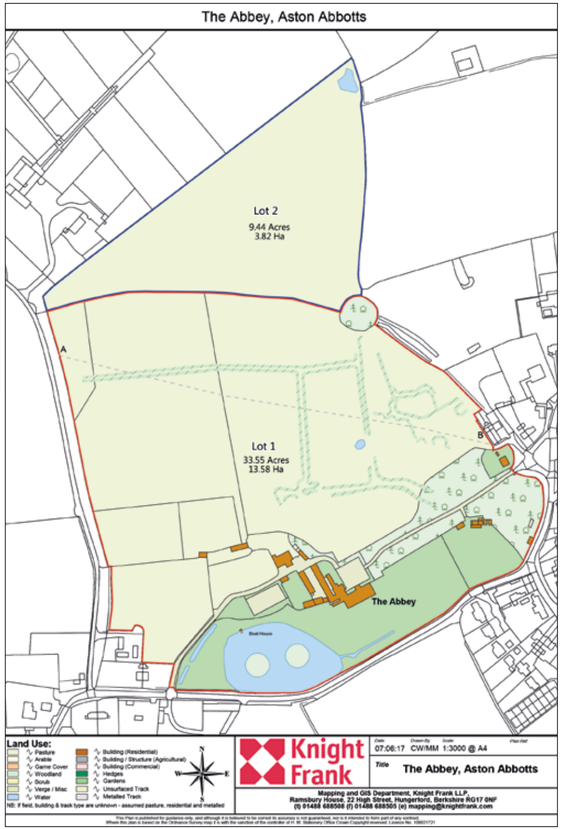
Tenure

Freehold with vacant possession upon completion.

Special remark

Please note the property is vacant and no longer furnished. The photographs were taken in 2009.





Rights of Way

A footpath crosses the parkland as shown with a dotted line on the plan.

Directions

From the M25, leave at junction 20 on to the A41. Continue to the end of the A41 dual carriageway and turn right towards Aylesbury, turn right at the next roundabout and follow to the end. Turn right on to the A418 towards Wing and follow the road for 4 miles through Rowsham and to a crossroads with Aston Abbotts signposted to the left. Follow the road into the village and to the village green, and the entrance to The Abbey can be seen across the green to the left. There is a white thatched gate lodge.

Viewings

All viewings must be made strictly by appointment only through the vendor's joint agents, Knight Frank and Savills. If there are any points which are of particular importance to your decision to view the property, we invite you to discuss these with us beforehand.

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