



Old Tile House, Lillingstone Dayrell, Buckinghamshire

A substantial 17th-century house with beautiful gardens in an attractive parkland setting.

Summary of accommodation

Reception hall | Drawing room | Dining room | Sitting room | Orangery | Library
Kitchen/breakfast room | Office | Utility room | 2 guest cloakrooms

6 bedrooms | 4 bathrooms | Staff/guest apartment including kitchen/breakfast room, sitting room, dining area and bedroom | Passenger lift to all four floors

Garage block with billiards room over | Various garden stores
Beautifully award-winning gardens with parkland views

In all over an acre.

Distances

Buckingham 5 miles, Milton Keynes 14 miles, Milton Keynes railway station 13 miles (trains to London Euston from 32 minutes) M40 (J10) 15 miles, M1 (J15a) 15 miles, Bicester 15 miles (trains to London Marylebone from 42 minutes) (All distances and times are approximate).

Description

This Grade II listed home enjoys a wonderful location, close to two lakes in mature parkland with views over the surrounding countryside. Jacobean in style, the house has been comprehensively renovated and provides elegant and substantial family living with high ceilings, an integral staff/guest apartment and a cleverly incorporated lift to all floors. There are numerous unique features including a painted ceiling, a secret passageway and, in the Orangery, a mural of the house placed in an imaginary Italianate landscape.





Historical Note

Old Tile House has an ancient history and in 1693 was the home of Sir Marmaduke Dayrell who placed his coat of arms above the portico. Sir Nikolaus Pevsner mentions the house in his monumental work *The Buildings of England* where he remarks on the English bonding of some of its brickwork and its porch which he describes as projecting 'in an old fashioned Jacobean way'. Both of which would indicate the house is older than the date of 1693 above the front door. There is a fascinating history available; however, in brief, the house remained in the possession of the Dayrell family until the latter part of the 19th century when the Robarts family acquired it when they purchased the Dayrell estate. The house was then put to various uses until, after falling into decline, it was sold in the mid 1980s when it underwent extensive renovation.

Gardens and Grounds

The award winning gardens of Old Tile House are truly remarkable and have featured on television. Traditionally laid out, there is an extensive parterre and knot garden to the front, with a laburnum walk to the rear, as well as a rose garden and various garden rooms including a statue garden and trompe l'oeil. Other features include a fruit cage, a greenhouse, an obelisk and an ornamental pond, along with a mulberry tree which may well date back to the Jacobean era. The grounds have been cleverly designed to take advantage of the surrounding views with plantings of mature trees including a very large copper beech tree, various types of magnolia, a paper-bark maple, an amelanchier, a holm oak, a liquid amber, a fig tree along with several types of apples and pears and also a grapevine.

Location

Old Tile House lies within the hamlet of Lillingstone Dayrell in the north of Buckinghamshire, less than a mile from the National Trust Gardens at Stowe. The house has a rural outlook and stands in the private parkland of the Robarts estate which formerly belonged to the Dayrell family.

Lillingstone Dayrell is within easy reach of Buckingham, Aylesbury and Milton Keynes, all of which provide an extensive range of shopping and recreational facilities. Bicester Village Designer Outlet and the new Restoration Hardware (RH) at Aynho Park are also close by.





Communications are excellent with both the M40 and M1 about 15 miles from the property giving access to London, Northampton, Birmingham and the national motorway network. Milton Keynes railway station offers a regular commuter service to London Euston, with Bicester North connecting to London Marylebone while parts of the East/West Rail Link from Oxford to Cambridge are soon to be opened at nearby Winslow and Bletchley.

Sporting facilities in the area are extensive with golf at nearby Whittlebury Park, Stowe and Buckingham and the famous Silverstone racing circuit which hosts the British Grand Prix only a short drive away.

There are a number of excellent private and state schools in the area. Of note are Stowe and Rugby (both co-educational) from the age of thirteen, Tudor Hall for girls and Akeley Wood, Swanbourne, Beachborough and Winchester House.

Directions

From Buckingham take the A413 signposted for Towcester and Northampton. After the village of Akeley follow the road for about half a mile then on reaching the outskirts of Lillingstone Dayrell turn left signposted to Stowe. Continue for about half a mile and when reaching woodland turn right adjacent to The Lodge which leads to the private drive to Tile House Mansion over which Old Tile House has right of way. Continue on this drive until reaching the sign for Old Tile House bear left then drive across the parkland leading to the property.

Property information

Services: Oil fired and LPG heating. Private drainage and mains water

Local authority: Buckinghamshire Council

Tenure: Freehold

Council Tax Band: H

EPC: F

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

Lower ground floor = 76 sq m / 820 sq ft

Ground floor = 159 sq m / 1,717 sq ft

First floor = 167 sq m / 1,794 sq ft

Upper first floor = 9 sq m / 101 sq ft

Second floor = 108 sq m / 1,163 sq ft

Garage = 33 sq m / 357 sq ft

Total area = 519 sq m / 5,595 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2024. Photographs and videos dated February 2024.

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Date: 26 March 2024
Our reference: OXF012395663

Old Tile House, Lillingstone Dayrell, Buckingham, MK18 5AN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,750,000.

Please let us know if you need any further information about the property or surrounding area, and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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