



Castle House  
West Street | Buckingham | MK18 1HL

# CASTLE HOUSE

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A stunning Grade I country residence dating back to the 14th Century comprising seven reception rooms, ten bedrooms, eight bathrooms, three cloakrooms, two guest cottages, gymnasium/spa, two double garages, workshop, private parking for around 10 cars and superb mature gardens extending to approximately 1.5 acres. A wonderful piece of architecture which must be viewed. No Upward Chain.









#### **Accommodation summary**

A stunning Grade I country home situated in the heart of Buckingham town centre, yet enjoying huge amounts of privacy due to its gated entrance and high walls that surround the property.

Notable guests who have visited Castle House are Henry VII, Queen Katherine of Aragon, King Charles I, Prince Rupert of the Palatine, and most recently, Prince Edward, Duke of Kent in November, 2013.

The East wing was constructed around 1370, with a 16th century Elizabethan addition.

A west wing was constructed in 1407, with the South wing added circa 1708.







### **The Main House:**

Castle House stands proudly in the centre of the town and is perfectly situated within its 1.5 acre plot.

The property was purchased by the current owner in 2007 and since then, has undergone a complete renovation project with no expense spared to bring it back to its former glory with many character features, including panelling, ornate chimney pieces, original windows and doors and cross beam ceilings being present.

Upon entering, the grand hall presents an immediate feeling of grandeur. High ceilings and character features are visible, with a large oak staircase rising to the first floor.

From the grand hall, access is provided to two large reception rooms which are used as libraries.

To the one side, a hallway provides access to a ground floor bathroom, whilst a door leads to the side elevation, whilst from the other library, access is provided to a superb dining room which has a large feature fireplace and a 14th Century window.

There are two cellars which have been extensively renovated and restored by the current owners, one providing excellent wine storage.

Formerly the Great Parlour, the drawing room is a very large reception room with a moulded ceiling with cross beams and wall posts, along with original windows and space for a grand piano.

An inner hall leads to a breakfast room, breakfast kitchen and study, whilst in the East wing, an additional kitchen and breakfast room can be found.

















# Property Insights

*Castle House is a superb example of a property dating back to the Middle Ages. It has an abundance of original features, plus all the sophisticated requirements needed for twenty first century living. It is a seamless melding of ancient and modern.*

*The house has an elegant Queen Anne façade, and fourteenth century wings on either side. It has played its part in over six centuries of English history. Amongst its royal visitors are Henry the Seventh, Catherine of Aragon, Charles the First, and American presidents Thomas Jefferson and John Adams .*

*The house was in such a bad state of repair that the roof was beginning to fall in, but undaunted and working to the highest specifications, the restoration began and took six years; with one room taking an entire year. Foundations were strengthened, floors levelled and relaid. No detail was too small. Today Castle House is a superlative home.*

*There are many characterful rooms with enchanting features and two of the most stunning are the large medieval halls, one of which is currently the master bedroom. The complex pattern of beams, wall panels and carved fireplace have a grandeur and a luxury of space and comfort, which make it a very special adult sanctuary.*

*Space and luxury are probably the key words for the house and the piano room is the perfect setting for a Steinway. The light flooded room, with its beams, mullioned windows and calm ambience is the perfect place to play and for people to listen. The house lends itself to both formal and casual entertaining. It is both a delightful home and an historic building.*

*The library is ideal for relaxation and from the breakfast room you can walk onto the patio to have a sunny morning coffee. Then you can wander into the landscaped gardens, where you would not be surprised to see a strolling Catherine of Aragon, as the garden has the same timeless tranquillity as the house. A vast and captivating series of lawns, walkways, green shrubbery, hidden vegetable garden, and mature trees. It is an oasis of peace but with parking for over twenty cars you can host large summer garden parties.*

*As the house is in the centre of town you can just pop out for a pint of milk, and of course access the many cultural, educational and leisure opportunities that this lovely town has to offer. It is conveniently situated between the M1 and M40 and there is a train service into London from Milton Keynes, thirteen miles away.\**

\* These comments are personal views and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















































To the first floor, one of the main features of home can be found, the principal bedroom which has a high vaulted ceiling with cross beams, has 17th century panelling and fireplaces with Elizabethan and Jacobean over-mantels, with vine trails to the columns.

The principal bedroom suite also provides access to a WC, an en-suite bathroom with bath and separate shower, and a dressing room, all of which are concealed behind wood panelling.

Two further beautifully-presented bedrooms are serviced by a Jack and Jill bathroom, whilst four further bedrooms, (one used as a study), two bathrooms, a stunning sitting room and laundry room can also be found on the first floor.

Three staircases lead to the second floor which has an original open roof with tie beam trusses and queen posts. There are a further three bedrooms with en-suite facilities on this level, in addition to an attic room providing excellent storage.











































### The Cottages:

Formally the stable block to the house, the 18th Century Grade II listed cottages provide excellent guest accommodation or home offices.

Both have a kitchen/ breakfast room and sitting room to the ground floor, with two bedrooms and a bathroom on the first floor with loft storage.

There is also a gym complete with a large hot tub, relaxation area, shower and changing room.































### **The Gardens:**

In addition to the main house, the gardens also underwent huge restoration and improvement by the current owner.

The Grade II listed boundary wall, dating from the 17th Century is in immaculate condition.

There are wonderful lawned areas within the 1.5 acres of grounds including the formal lawn which is ideal for any outdoor gathering and there are a large range of stunning borders, hedging and mature trees.

Castle House also benefits from two double garages, a workshop and gardener's office with outside WC and one other excellent selling feature is the private carpark which comfortably houses 10 cars which is accessed by electric security gating.































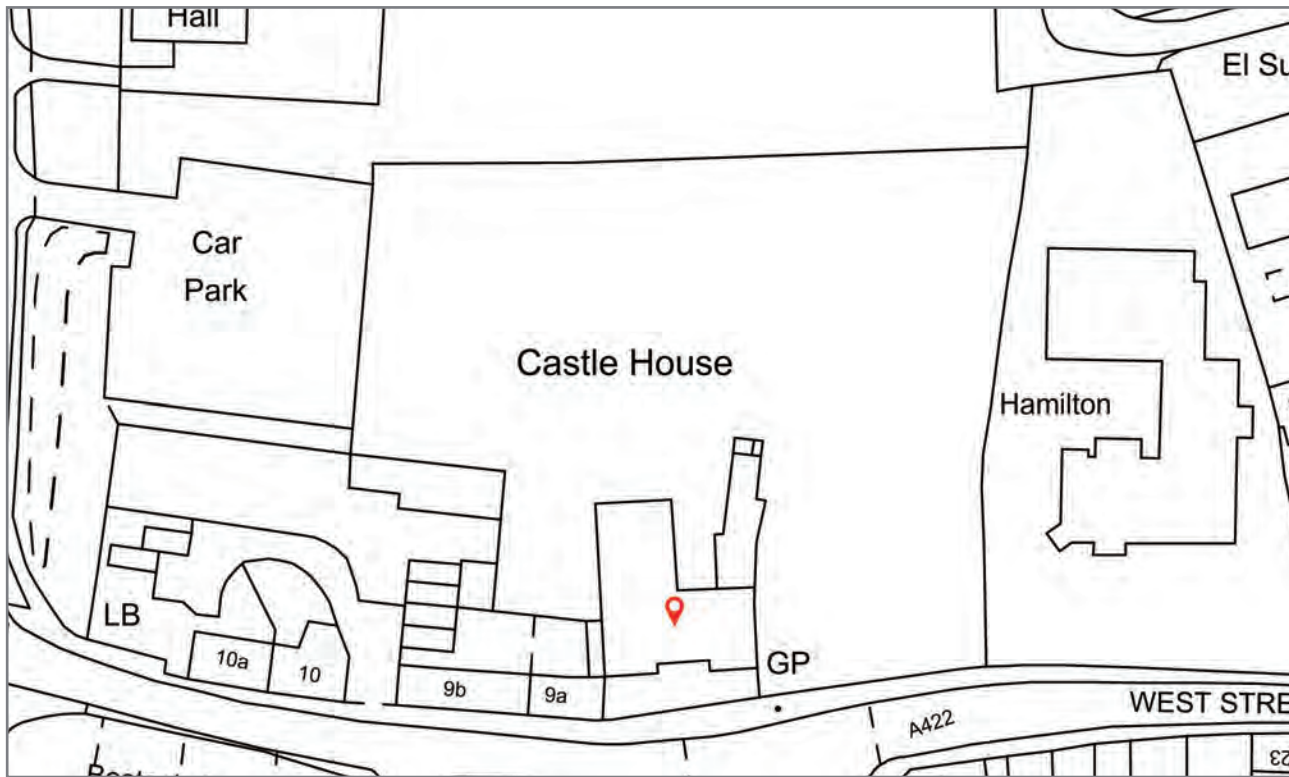
## Location

Buckingham is a delightful market town situated in North Buckinghamshire and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.









Without doubt, one of the most stunning homes to be brought to the market by Fine & Country in some time and certainly the most noticeable residential home in Buckingham.

An internal viewing is essential to appreciate the space, character and flexibility offered by Castle House.

For any questions relating to any covenants, please contact the agent.

EPC exempt

Services  
Gas Fired Central Heating  
Mains Drainage

Tenure  
Freehold

Local Authority  
Buckinghamshire Council.  
Please note, the two cottages pay separate council tax.

Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on 01295 239666

Website  
For more information visit [www.fineandcountry.com/uk/banbury](http://www.fineandcountry.com/uk/banbury)

Opening Hours:  
Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 4.30 pm  
Sunday By appointment



# Castle House, West Street, Buckingham

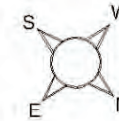
Approximate Gross Internal Area

Main House = 9855 Sq Ft/915 Sq M

Garage Building = 982 Sq Ft/91 Sq M

Cottage = 2406 Sq Ft/224 Sq M

Total = 13243 Sq Ft/1230 Sq M



EPC Exempt









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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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*“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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