

Rookery House and Home Farm

Aston Clinton, Buckinghamshire





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A41 1 mile, Tring 3.3 miles (London Euston 39 minutes), Aylesbury 3.8 miles, London Marylebone 50 minutes, Central London 41 miles
(All distances and times are approximate)

A fine Grade II listed Queen Anne house, formerly part of the Rothschild Aston Clinton Estate set in formal gardens and parkland with a substantial secondary house.

Rookery House

Reception hall | Dining room | Drawing room | Family room | Inner hall | Kitchen/breakfast room | Study | Sitting room | Gymnasium | Utility room

Principal bedroom with dressing room and en suite bathroom | Guest bedroom with en suite bathroom

Two further bedrooms and family bathroom | Study/bedroom 5

Wine cellar and stores

Outside

18th century former stable barn and coach house now with stables, tack room, garaging and boiler room

Beautifully landscaped formal and lawned gardens, with a stream and ponds | Fruit orchard

Wildflower meadow | Greenhouse | Stream-side summerhouse/outdoor dining area | Tennis court

Parkland field and post and rail paddocks with separate stable block with two stables and tack room/feed store

Home Farm

Entrance hall | Drawing room | Dining room | Sitting room/study | Kitchen/breakfast room | Conservatory

Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom | Roof terrace

Set in its own private lawned gardens with large estate outbuilding comprising garaging, stores and workshop

As a whole or in 2 lots

In all about 7.63 acres

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Situation

Rookery House and Home Farm are located in Aston Clinton, which lies to the south-east of Aylesbury. The village offers a local shop, post office, churches, doctors surgery and a choice of public houses and restaurants. Nearby Wendover has an interesting mixture of cafes, restaurants, boutiques and shops. The town of Aylesbury offers a comprehensive range of amenities including good shopping and entertainment facilities. Aston Clinton is conveniently located for the A41 providing access to the M25 and M1,

Chiltern Railway services from Stoke Mandeville and Wendover to London Marylebone and also London Euston from Tring. Buckinghamshire is renowned for its educational facilities and there is a primary school in the village, with Grammar schools in Aylesbury and The John Colet in Wendover. There is a good selection of private schools in the area including the Tring Park Arts Educational Theatre School and Berkhamsted School.



Lot 1 History

The Rookery House and its stable block are both Grade II listed properties and at one time formed part of the Aston Clinton estate, owned by Sir Anthony de Rothschild. However, original parts of the property date back to the 17th century and it was one of the principal houses in the Aston Clinton settlement. It became the Bailiff's and Estate Manager's house during the Rothschild's period.

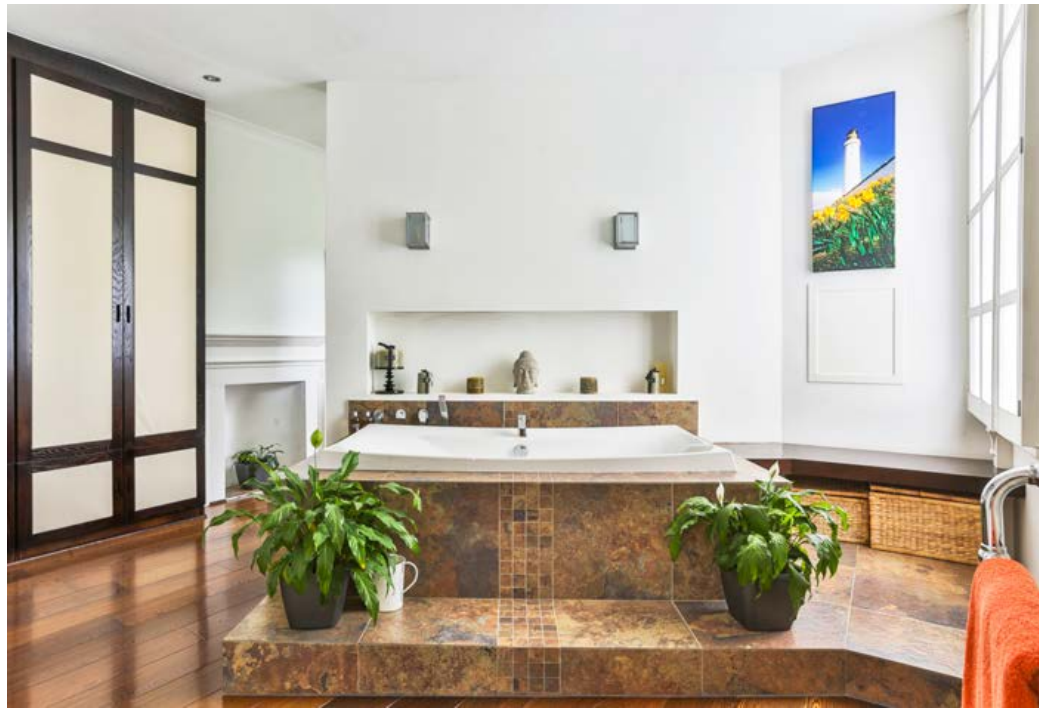
Rookery House

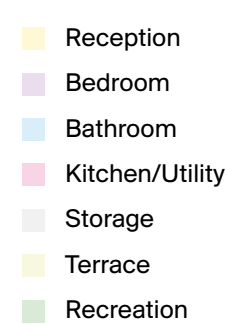
Constructed of red brick with some blue bricks, the principal part of the house has a hipped tile roof behind a brick parapet. The impressive south front of the house has 3 bays of widely sashed windows and the central bay projects out, under a triangular pediment with an inset circular panel. Stone steps lead up to the front door, with a Gibbs door surround and dentil pediment in masonry imitating painted wood.

The house has a combination of fine, formal reception rooms and comfortable family rooms on the ground floor. From the impressive principal reception/staircase hall, a door leads to the double aspect dining room. Opposite, on the other side of the hall, is the drawing room with steps down to the family room. Steps lead down from the hall to the inner hall, gymnasium, wine cellar and store room. There is a WC off the inner hall, aswell as the kitchen/breakfast room, with a butler's pantry. There is also a study and sitting room on this floor, along with a large utility/boot room and further WC.

The first floor comprises a large principal bedroom suite including a large bedroom, dressing room (with separate access to the landing) and en suite bathroom. There is a second bedroom with en suite bathroom, two further bedrooms, family bathroom and a study/bedroom 5.

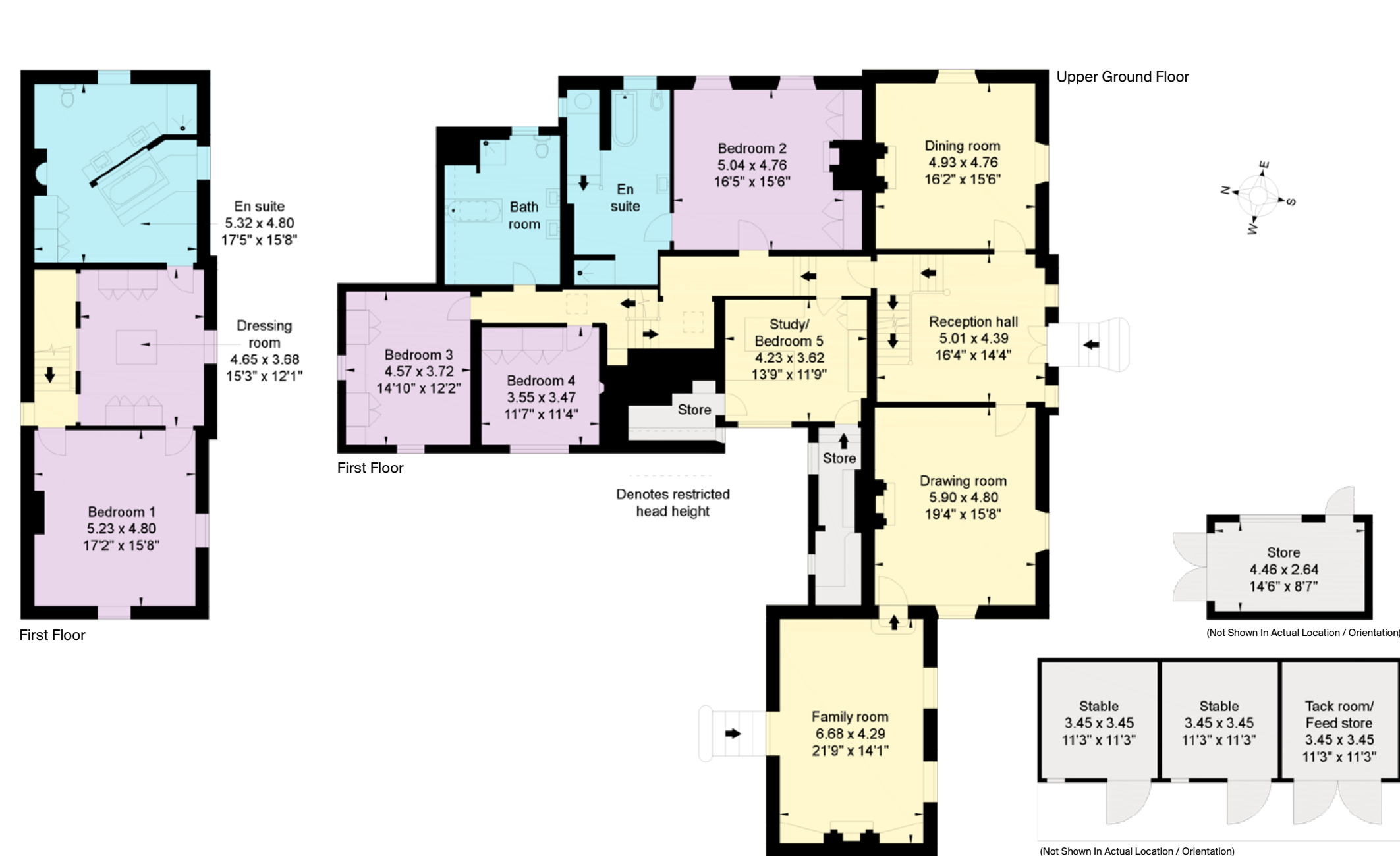






Approximate Gross Internal Floor Area
Main House: 551 sq m (5,931 sq ft)
Coach House, Stables & Store: 182 sq m (1,960 sq ft)
Total: 733 sq m (7,891 sq ft)

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.





Gardens and grounds

The former stables and coach house are also Grade II listed and now comprise former stables, a tack room, stores double garage and boiler room.

The property is approached by a long entrance drive, with mature hedging either side, which then splits, sweeping around to the front of the house or to the cobbled courtyard parking area and garaging to the rear of the house. The principal formal garden area, including kitchen garden is

situated to the east of the drive. The beautifully landscaped formal and lawned gardens have a stream running through it, with ponds. There is a fruit orchard, wildflower meadow, greenhouse, stream-side summerhouse/outdoor dining area as well as a tennis court. As well as the parkland field there are post and rail paddocks with a separate stable block with two stables and a tack room/feed store.

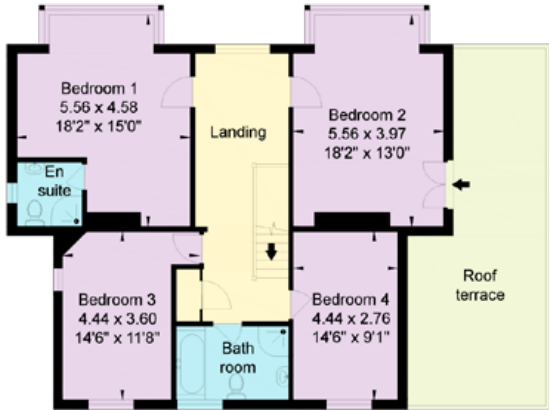
In all about 6.73 acres



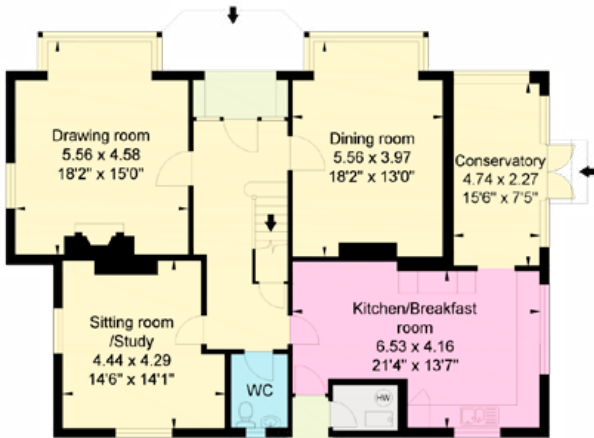
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area
Main House: 225 sq m (2,422 sq ft)
Outbuilding: 175 sq m (1,885 sq ft)
Total: 400 sq m (4,307 sq ft)

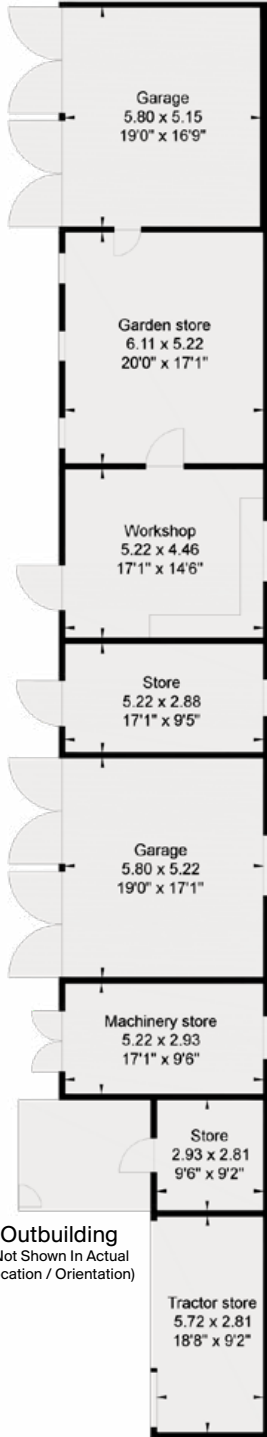
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First Floor



Ground Floor



Outbuilding
(Not Shown In Actual
Location / Orientation)



Home Farm



Home Farm



Home Farm



Home Farm

Lot 2

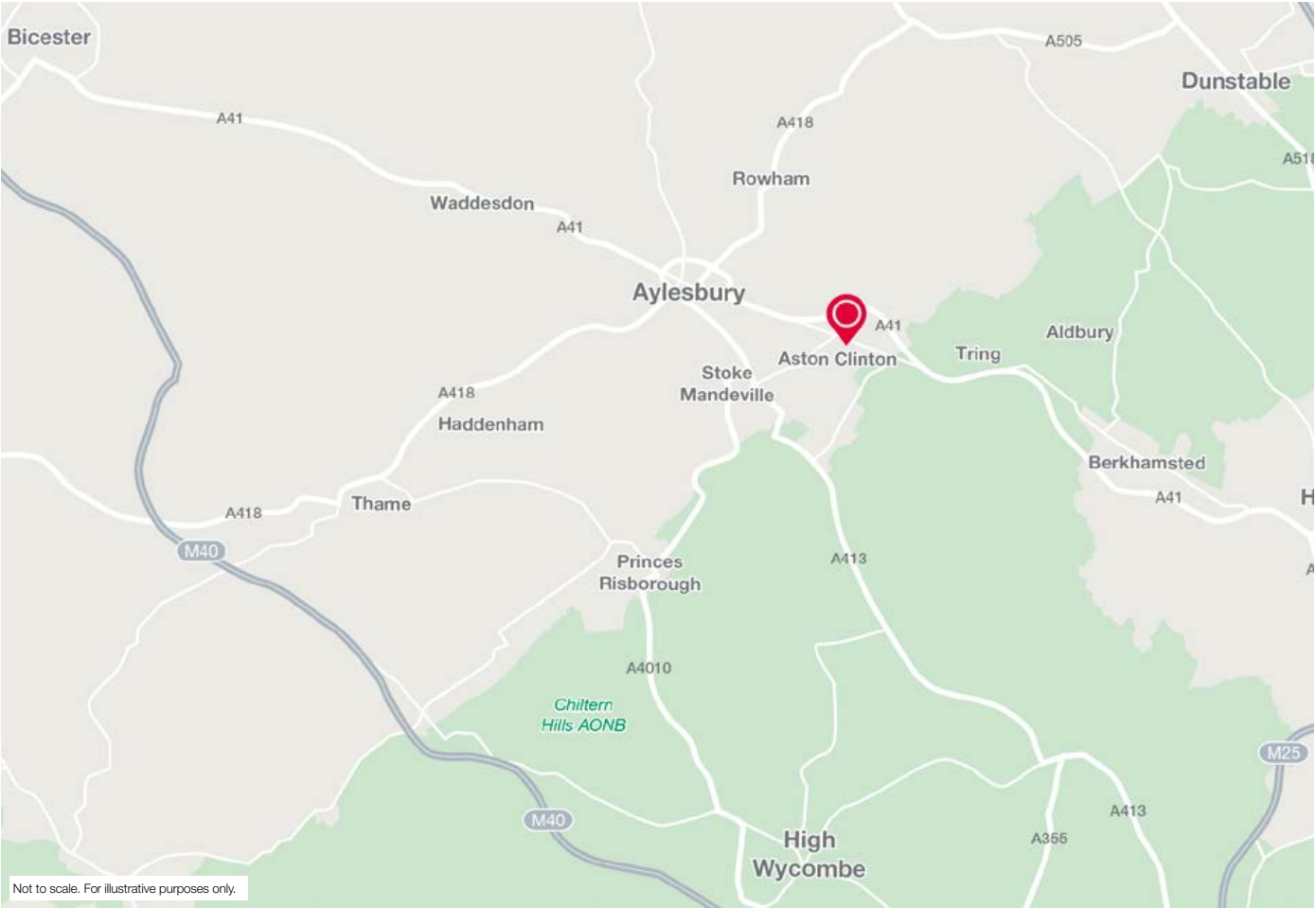
Home Farm

Home Farm is approached by the main drive to the property and is found at the end of the drive, to the right. An Edwardian, former farmhouse, Home Farm is constructed of red brick and render under a tile roof. The accommodation is well laid out and comprises a reception hall, drawing room, sitting room, dining room, kitchen/breakfast room, conservatory and WC on the ground floor. There is a principal bedroom on the first floor with en suite shower room, three further bedrooms and family bathroom. A roof terrace is accessed from Bedroom 2.

Gardens and grounds

Set in its own private lawned gardens with countryside views, there is also a large estate outbuilding comprising garaging, stores and workshop.

In all about 0.90 acres.



Services

Mains water, electricity, drainage and oil fired central heating.

Local Authority

Buckinghamshire Council. Tel: 0300 131 6000.

Energy Performance Certificate

Home Farm: Band E

Tenure

Freehold.

Easements, Wayleaves and Rights of Way

The property is offered as appropriate with rights of way, either public or private wayleaves and easements and other rights of way, whether specifically referred to or not. If the property is sold in two lots, Lot 2 (Home Farm) will have a right of way over the driveway, being in the ownership of Lot 1 (Rookery House). Further information can be obtained from the sellers' agent.

Directions (HP22 5HG)

From the M25, junction 20, proceed north along the A41. Exit at the junction signed for Aston Clinton and on passing Aston Clinton Park and Church Lane on the left hand side, turn left after another 200 metres, at the white picket fence and gate. Proceed straight on along the driveway to the gate to Rookery House and Home Farm. On entering the gate proceed along the drive to the properties, with Rookery House on the left and Home Farm to the right, at the end.

Viewing

Viewing is strictly by appointment only via the sole selling agents Knight Frank LLP.

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.

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