



# Ockwells Manor

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Nr Maidenhead, Royal Berkshire



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Maidenhead 1 mile (London Paddington from 20 minutes) • Marlow 7.2 miles • Henley-on-Thames 9.3 miles  
Heathrow Airport 14.5 miles • Central London 29.3 miles.  
(Distances and times are approximate)

An historic 15th Century timber framed manor house in spectacular gardens and grounds. Once described by Sir Nikolas Pevsner as “the most refined and most sophisticated timber framed mansion in England”.

Grade I listed manor house with 8 reception rooms and 8 bedrooms.

3 bedroom entrance lodge • Traditional outbuildings used as an estate office / 2 bedroom cottage (subject to planning).

General purpose building used as a helicopter hangar.

20 stables • Large barn • Garaging.

Pool • Tennis court • Walled garden • Ornamental pond.

Polo field.

Approximate gross internal area: House 1,285 sq m (13,838 sq ft) / Total buildings 2,931 sq m (25,739 sq ft).

**In all about 42 acres.**



**Viewing by appointment only.**

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.



## Situation



ckwells Manor is an historic and highly impressive Grade I listed timber framed manor house in an accessible location. J8/9 of the M4 motorway lies within a mile providing easy access to Central London and Heathrow Airport.



Windsor Castle



Royal Ascot



Waterside Inn at Bray



Guards Polo

## Mainline Rail Service

Maidenhead Station (1 mile) offers a direct service to London Paddington with journey times from 20 minutes. A direct service to London Waterloo is available from Windsor & Eton Riverside Station (6.5 miles). The new high speed Crossrail service is due to begin running in 2019/20 and will link Maidenhead directly with Heathrow Airport and the City.

## Shopping

Maidenhead town centre (1 mile) is easily accessible and offers a good range of shopping facilities. More extensive amenities are available in Windsor (6 miles) and Henley-on-Thames (9.3 miles).

## Schools

There are many popular schools in the area including Wellington College, Eton College, Wycombe Abbey, The Abbey School and The American Community School together with St Piran's and Claire's Court in Maidenhead. Burnham Grammar and Ludgrove are also nearby.

## Fine Dining

The area is spoilt for choice in terms of fine dining with an impressive selection of restaurants and public houses including two with three Michelin stars – the renowned Roux brother's Waterside Inn and Heston Blumenthal's The Fat Duck both in nearby Bray, The Hind's Head (one Michelin Star) and The Crown. The Hand and Flowers at Marlow and L'Ortolan at Shinfield are also nearby.

## Sporting and Recreational Facilities

**Golf:** Golf is played at Maidenhead, Wentworth, Taplow, Marlow, Temple, Burnham Beeches, Cookham, Henley, Sunningdale and Ascot.

**Racing:** There is racing at Ascot, Windsor Park, Sandown Park, Epsom and Newbury.

**Polo:** There is polo at Guard's Polo Club and The Royal County of Berkshire Polo Club.

**Watersports:** There are a variety of watersports at Bray Lake and rowing at Maidenhead, Windsor and Dorney Lake. Henley-on-Thames, home to the renowned Henley Regatta, is within 10 miles.





# History

Ockwells Manor was described by Sir Nikolas Pevsner as “the most refined and most sophisticated timber framed mansion in England” and with good reason. The house was built for Sir John Norreys between 1446 – 1456 and his first two marriages are commemorated in the stained glass window in the Great Hall. Sir John was keeper of King Henry VI’s wardrobe in 1444 and two years later assumed the office of Treasurer of the Chamber and Master of the Jewels for Henry VI’s formidable Queen, Margaret of Anjou. He was a regular in Parliament and Court and served as Sheriff in several counties and it is an indication of his growing wealth and influence that Norreys began to build. His most ambitious project at the time was the reconstruction of his first wife’s home at Yattendon near Reading, but before this project began it is likely that he had already commenced work at Ockwells which was conveniently close to the Royal Court at Windsor.

Ockwells has been greatly extended and restored since the first brick was laid, particularly since 1889, when substantial work was carried out, and yet the building reveals itself to the modern visitor in a way that Norreys would undoubtedly recognise. As originally conceived, a narrow gate house

opens into a large medieval courtyard now largely covered by lawn overlooked by a fine circular Dovecote. The courtyard is enclosed by a beautiful stable range and a magnificent threshing barn, both also built of timber frame and brick as well as the ruins of two other buildings, one of which is believed to have been a chapel. The architects at Ockwells benefitted from the introduction of mass produced high quality brick. From 1440 King Henry VI was heavily involved with the creation of a new college in the shadow of Windsor Castle at Eton and similarly the Duke of Suffolk at his seat in Ewelme in Oxfordshire, so the attractive mellow red brick was fashionable and available. It is no surprise therefore that the tradition of high quality timber framed residential architecture turns up at Ockwells. It also offers an insight into the specifics of the period, particularly the strikingly high ratio of glass to wall, and the 15th Century glass which survives at Ockwells is of exceptionally high quality. The glass at Ockwells is attributed to Henry VI’s architect Norreys Prudde.

Sir John Norreys did not live long enough to enjoy the fruits of his labour and he died in 1466. It underwent

some internal adaptation during the 16th Century when it passed by marriage first to the Fettitlace family and then by purchase to the Days. In about 1600 a new staircase was added, the hall furnished with wainscoting and some new chimney pieces added. The fabric of the building then fell into decline until the late 19th Century when Charles Grenfell moved some of the glass to his home at Taplow Court for safe keeping. In 1885, his son William offered to return the glass if a new owner would grant him a 99 year lease of the manor in return. By this time, Sir Stephen Leach came to the rescue and he stripped the whole frame back and repaired it. It was then purchased by Sir Edward Barry, another enthusiastic antiquarian, who recast the building in its present form in stages, enlarging the dining room, inserting fire places and windows and moving the Jacobean staircase to its present position.

The present owners have owned Ockwells Manor since 1986 and with the help of Mansfield Thomas and Partners of Hertfordshire, returned it to its present order.





## Ockwells Manor

Ockwells Manor is laid out principally over two floors and with the exception of a small cellar all above ground level. The house is faithful to its period and boasts spectacular panelling, stained glass windows and herringbone pattern brickwork. The Jacobean staircase, 17th Century panelling and 15th Century stone fireplace are particularly striking features of the house. Aside from its architectural and historical pedigree, the house functions as a beautiful family home ideal for entertaining or family living in equal measure. The main entrance is dominated by a fabulous oak door which enters into a cloister leading to a small internal courtyard. Around this are a number of exceptionally fine rooms but the Great Hall, living room and dining room are particularly impressive.

On the first floor, the master bedroom has an en suite bathroom and dressing room with a minstrel's gallery overlooking the Great Hall. There are seven further bedrooms, four of which are effectively en suite, and one of which would make an equally impressive master bedroom.









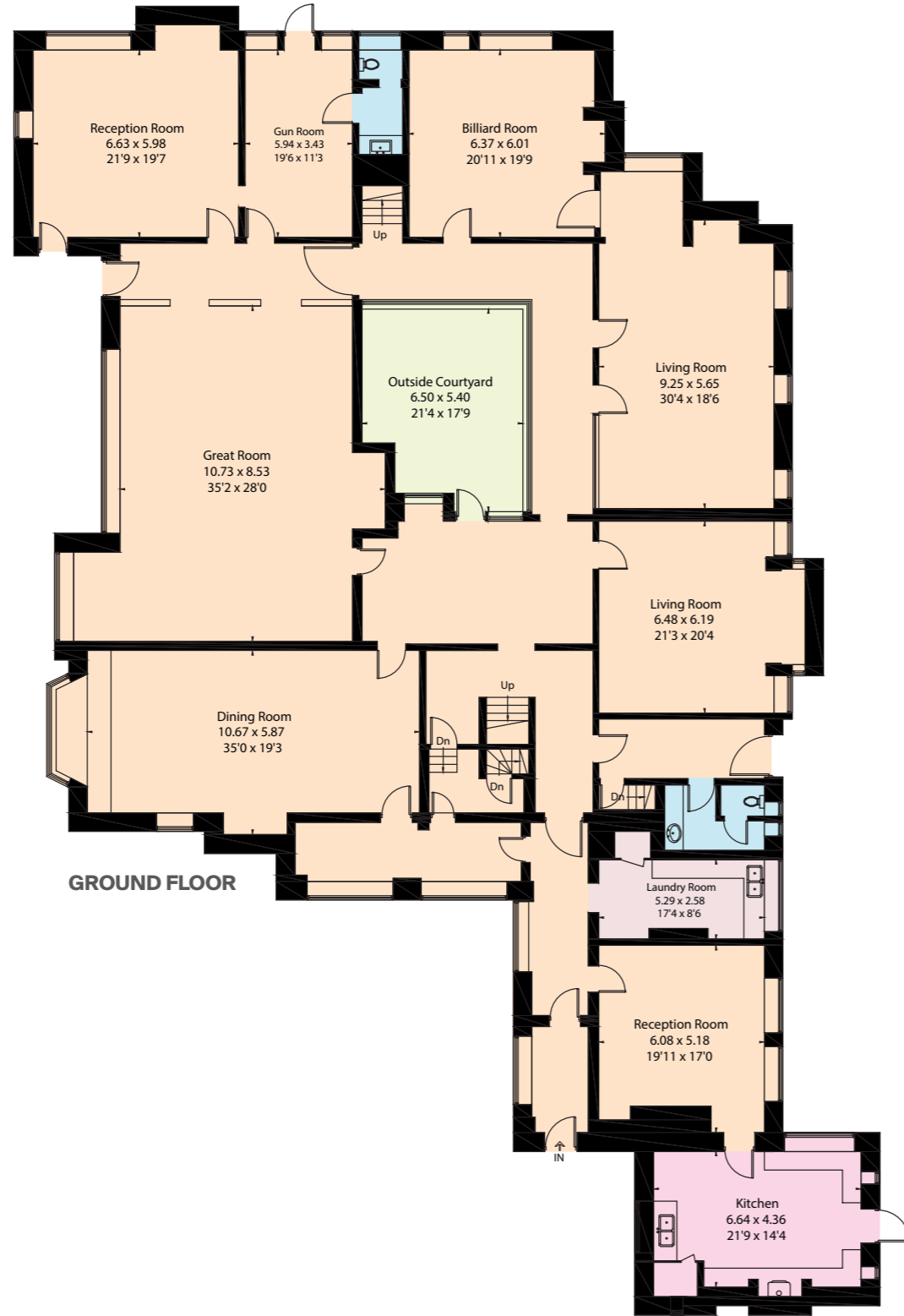
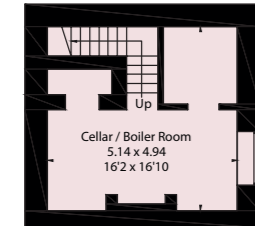
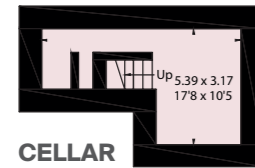




# OCKWELLS MANOR

## FLOOR PLANS

- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Vaults/Storage



### Approximate Gross Internal Floor Area:

House (Including Void / Excluding Courtyard & Gallery) - 1,058.3 sq m (11,391 sq ft)

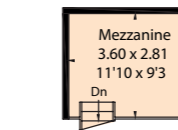
Cellar - 38.1 sq m (410 sq ft)

Mezzanine - 62.1 sq m (668 sq ft)

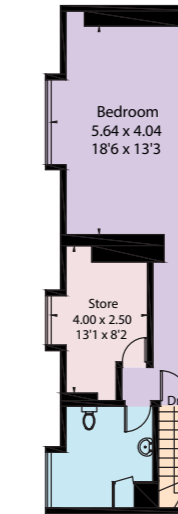
Garage Block - 127.2 sq m (1,369 sq ft)

**Total (including Garage) - 1,285.7 sq m (13,838 sq ft)**

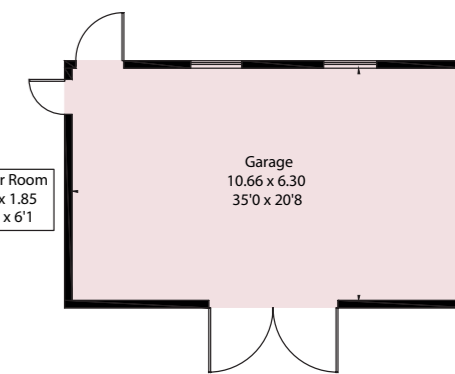
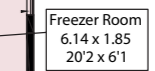
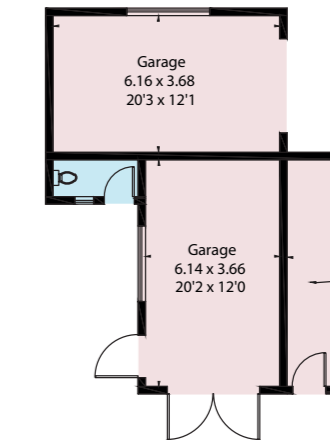
*For identification only, not to scale.*



### MEZZANINE



### MEZZANINE









## Gardens and Grounds

Immediately to the south of the manor, is a beautiful topiaried garden enclosed within a listed brick wall. This garden operates as a series of enclosures, one of which is laid out as a chess garden. The eastern elevation overlooks a neat lawned courtyard where a secondary entrance gives separate access onto the lane. Further to the north is a swimming pool with a neat terrace surround and an ornamental pond and tennis court.







## Barns & Outbuildings

To the east of the house is a listed barn and the original medieval gate house with one bedroom Bailiff's room above, also listed Grade I. These date from the 15th Century and comprise five stables, a tack room, hay barn and Polo practice pen (Stable Block 1).

Forming the eastern side is an impressive 111 ft long Grade I listed threshing barn also dating from the late 15th Century with two gabled entrances and very fine timber framed interiors (Threshing Barn).

Adjacent, is the beautiful Grade I listed Dovecote from the same period.

## Garage Block

Immediately to the north of the house are two garages and freezer room and an adjacent three bay garage.

## Entrance Lodge

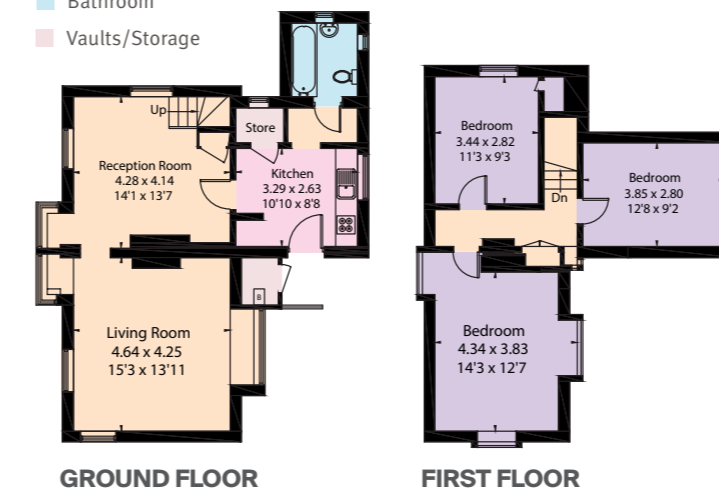
At the head of the drive is an attractive lodge cottage comprising a reception room, living room, kitchen and bathroom. On the first floor there are three bedrooms.

### Approximate Gross Internal Floor Area:

Entrance Lodge - 105.9 sq m (1,140 sq ft)

*For identification only, not to scale.*

- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Vaults/Storage





# Stable Yard

Fronting a lawned turning out area is a stable yard with fifteen stables, workshop and tack room.

# Estate Offices / Cottage

Adjacent to the stable yard is an L-shaped range with three rooms, a kitchen and two bathrooms. This building has been used as groom's accommodation although there is no planning consent other than as an agricultural building.

# Aircraft Hangar

Set away from the house is a modern, purpose built building suitable as an aircraft hangar, with concrete floor and roller shutter doors.



# STABLE YARD, AIRCRAFT HANGAR & DOVECOTE FLOOR PLANS

## Approximate Gross Internal Floor Area:

- Stable Block 1 - 238.2 sq m (2,564 sq ft)
- Limited Use Area - 5 sq m (54 sq ft)
- Stable Block 2 - 190.3 sq m (2,048 sq ft)
- Stable Block 3 - 85.5 sq m (920 sq ft)
- Threshing Barn - 285.3 sq m (3,071 sq ft)
- Dovecote - 15.9 sq m (171 sq ft)
- Aircraft Hangar - 77.3 sq m (832 sq ft)
- Total - 897.5 sq m (9,660 sq ft)**

*For identification only, not to scale.*

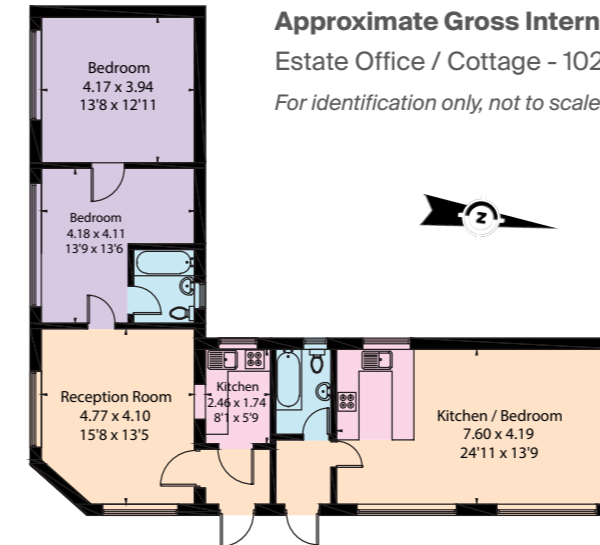
- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Vaults/Storage

## ESTATE OFFICE / COTTAGE FLOOR PLAN

### Approximate Gross Internal Floor Area:

Estate Office / Cottage - 102.3 sq m (1,101 sq ft)

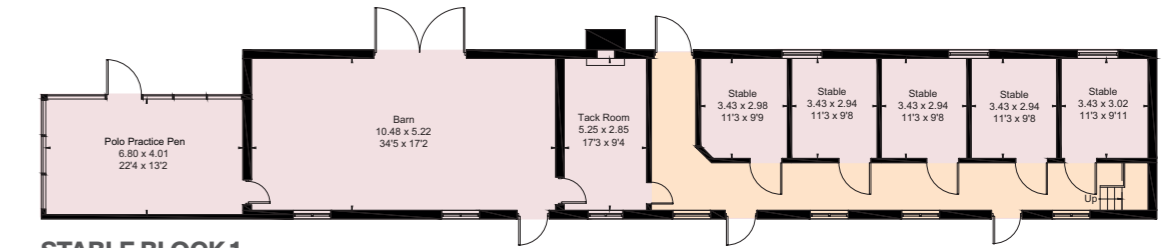
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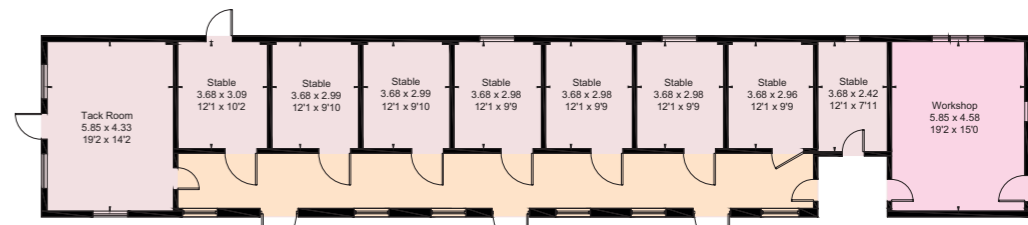
GROUND FLOOR



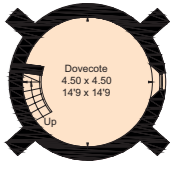
BALIFF'S ROOM



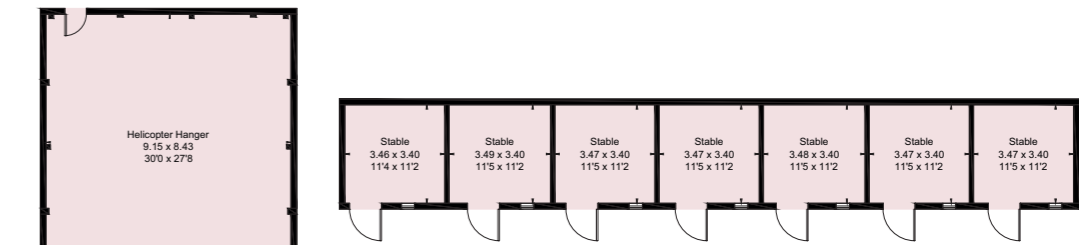
STABLE BLOCK 1



STABLE BLOCK 2

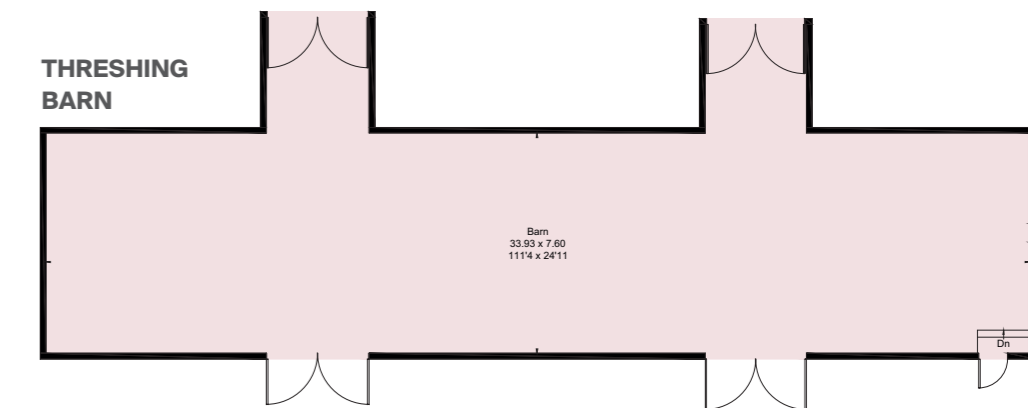


DOVECOTE



STABLE BLOCK 3

AIRCRAFT HANGAR



THRESHING BARN

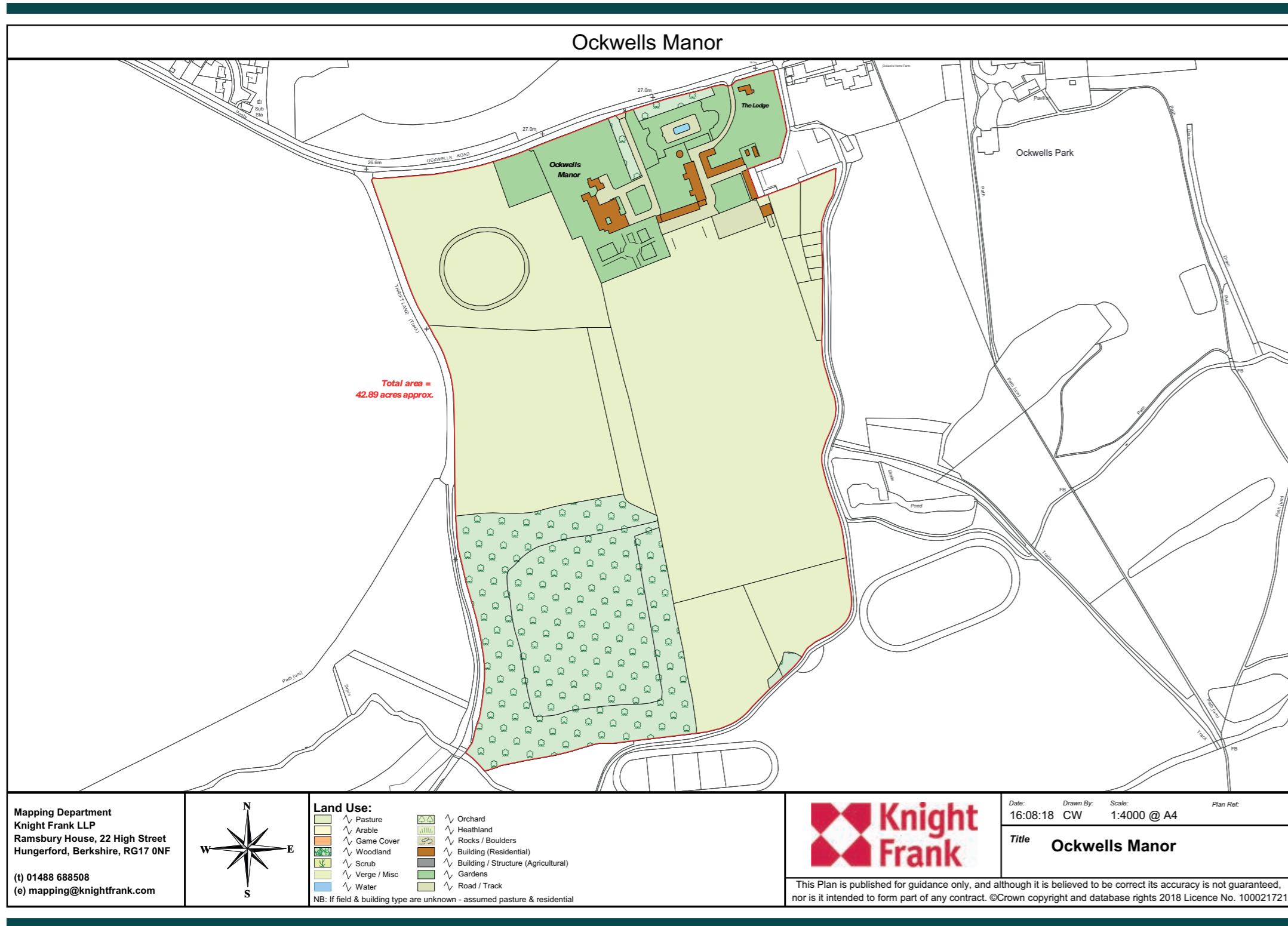




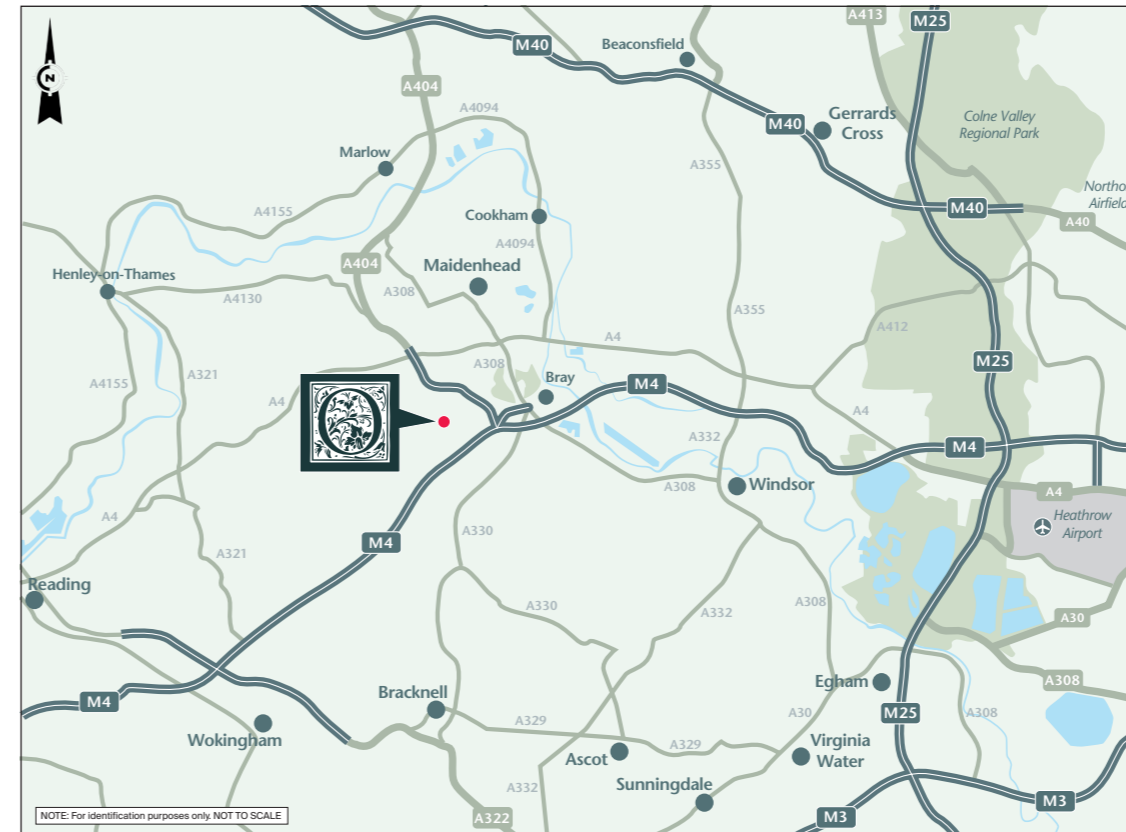
## Land

To the west of the house is a paddock with circular riding track. There are three further paddocks and a polo pitch to the south of the house together with an area of mixed woodland in the south western corner.





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### Directions

From London take the M4 motorway to J8/9 and head north on the A404. At the first Junction off the A404 take the slip road sign to Maidenhead and at the first roundabout turn right on Shoppenhangers Road as far as the next roundabout and take the first exit onto Cox Green Road. Follow for 250 yards and turn right onto Ockwells Road and the entrance lodge will be found on the left after a short distance.

### Local Authority

Royal Borough of Windsor and Maidenhead.

Tel: +44 (0)1628 683 800

### Fixtures and Fittings

Fitted carpets are included in the sale. All curtains, light fittings, chandeliers, garden ornaments and equipment are specifically excluded from the sale but may be available by separate negotiation.

### Services

The estate is connected to mains water, electricity and gas. Gas fired central heating to the Manor and Cottages. Private drainage systems. No guarantee is given as to the working condition of the services.

### Listings

Ockwells Manor, The Dovecote, Threshing barn, Gate house and stable building are all listed Grade I.

The garden walls and wall adjoining The Gate House are listed Grade II.

### Viewings

All viewings are to be made strictly by appointment with the joint sole agents.

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Photos dated: August 2018.



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