

A large, historic stone building with a steep, tiled roof and a small bell tower. The building is surrounded by a green lawn and a path. The sky is blue with some clouds.

Burnham Abbey, Lake End Road,  
Taplow, Buckinghamshire **SL6**



# The opportunity.

## **Burnham Abbey, Lake End Road, Taplow, Buckinghamshire SL6 0PW**

- A beautiful and historic Grade I listed Abbey, dating from 13th century with later additions
- St Augustine's a 3 bed cottage
- Guest House & Cottage with 3/4 bedrooms
- A Grade II listed 18th century timber framed barn
- Beautiful gardens & grounds with 18th century listed granary, walled garden with Tudor and Medieval walls, ornamental pond, lawns, orchard and paddock
- Buildings: approx. 20,173 sq ft / 1874.1 sq m (GIA)
- Land: approx. 2.8 acres / 1.135 hectares
- With a delightful rural aspect and excellent communications by road, rail and air
- Freehold and vacant possession on completion

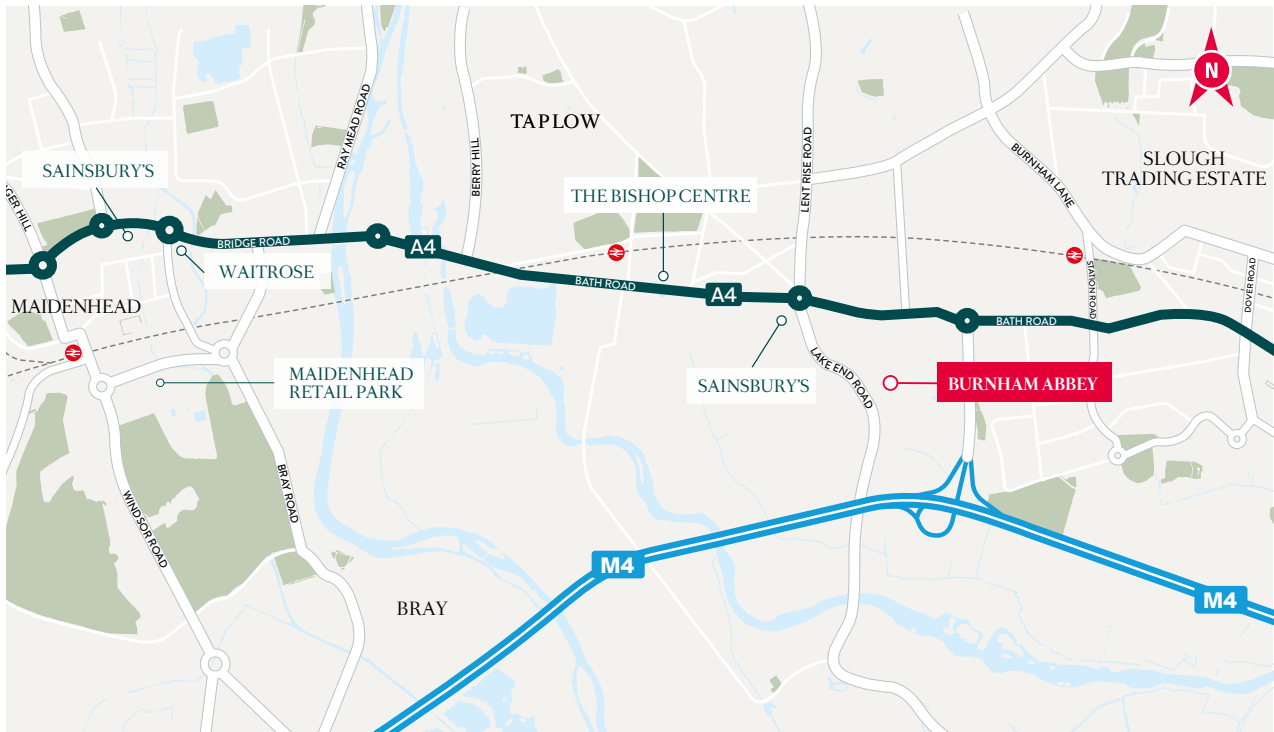


The Abbey

## Location

Burnham Abbey is located in one of the most southerly parts of the County of Buckinghamshire, close to the Berkshire border and in a rural pocket and a Conservation area. Central London is just 27 miles to the east and the Abbey is conveniently located for Maidenhead (3 miles to the west) and the picturesque and historic towns of Windsor (6 miles) and Eton (3.5 miles). Also both around 8.5 miles away are the attractive towns of Beaconsfield and Marlow, both providing a wide range of shops, restaurants and services. Reading and High Wycombe are further afield but no more than a short drive away and provide a more comprehensive range of services. Just to the north are the two small villages of Taplow and Burnham which are 1.5 and 2.5 miles respectively.

Taplow and the surrounding areas have long been considered a desirable area with excellent local amenities, close proximity to surrounding countryside and the beauty of the River Thames and with easy access to London and Heathrow Airport via the M4/M25.



# Communications



## Rail

**Taplow** (1.3 miles), **Burnham**, (2 miles), **Maidenhead** (3.1 miles) and **Slough** (5.1 miles) train stations are all easily reached and provide (Great Western Railway and / or Elizabeth Line) services linking Central London (Paddington Station and beyond) to the east and Reading, Oxford, Bristol and beyond to the west. Fastest journey times to London from Slough are just 14 minutes.



Elizabeth Line (Crossrail) services compliment the GWR service with a journey time of around 40 minutes to London - Bond Street and 45 minutes to Liverpool Street from Burnham Station. There are 4 trains per hour during peak times.



## Road

Road connections are very convenient with the A4 (Bath Road) 0.5 miles distant giving east west access to Slough and Maidenhead respectively and linking with the M4 at Junction 7, that is just over 1 mile distant. From the M4, the M25 and wider national motorway network are easily reached.



## Air

Heathrow Airport is the closest international airport. It provides access to 230 destinations in 70 countries. It is approximately 11 miles to the east of the Abbey.



Windsor Castle



Cliveden

# Local area

Taplow and the surrounds are home to a number of notable large historic country estates and hotels open to the public including the Cliveden Estate, owned by the National Trust, with its glorious gardens and also a luxury hotel. Also just nearby is Dorney Court, a Grade I listed Tudor manors in England, which alongside it has a café and garden centre. The pretty riverside village of Bray which is well known for its fine dining is just 3.5 miles, whilst the Roux at Skindles restaurant is 2 miles at Maidenhead Bridge.

The area provides abundant opportunities for sport and recreation. Burnham Beeches, a 960 acre ancient woodland partly owned by the City of London Corporation and designated a National Nature Reserve and European Special Area of Conservation, is just 4.4 miles. Windsor Great Park is 8.5 miles. The River Thames is 2 miles at Maidenhead and nearby are 3 golf courses (Huntswood, Lambourne & Burnham Beeches) to the north. The major rowing venue of Dorney Lake owned by Eton College but open for events is also nearby.



Maidenhead Riverside



Marlow Bridge



# History

The Abbey has Royal connections from its earliest days, as it was founded for a community of Augustinian Canonesses in 1266 by Richard, Earl of Cornwall, brother of King Henry III, reputedly in thanksgiving for his release from captivity in the Tower of London after the Battle of Lewes in 1265.

The Abbey thus dates from the Medieval period and was built around a cloister garth, with a frater, church, guest house, kitchen and two storey quarters for the nuns. The infirmary was a separate building connected by a passage to the east range.

It continued to operate until it was suppressed at the Reformation and the Abbess and nine nuns, who formed the community in 1539, dispersed. After the Dissolution of the Monasteries by Henry VIII, the Abbey was leased to William Tyldesley and later came into the possession of the Wentworth family. The church was demolished and a private house formed from much of the remaining buildings. It became a farm from around 1699 and then later the buildings gradually fell into disrepair.

In 1913 it was purchased by James Lawrence Bissley, an architect and surveyor, who restored the remaining buildings and converted the original pre-reformation chapter house into a chapel. In 1916 the property was sold to the present owners The Society of the Precious Blood who, in 1952, enlarged the chapel without spoiling its simplicity. The Community celebrated the 700th anniversary of the foundation of Burnham Abbey in 1966 and on 18th April that year the Archbishop of Canterbury celebrated with the Community's guests and Guest of Honour HRH The Princess Margaret, which was recorded as a 'lively and happy occasion'.



# Architectural note

Burnham Abbey is a Grade I listed building. Only 2.5 % of listed buildings are Grade I and this highlights its special architectural and historic interest. It is considered to be one of the best surviving medieval religious houses in Buckinghamshire. The buildings and gardens of Burnham Abbey are both interesting and complex as they have been built and changed over a period of seven and half centuries.

Burnham Abbey is a remarkable collection of linked buildings with significant elements of it constructed from 1266 which remain today and were subject to restoration in 1915 and display historic features in abundance including chalk and flint walls, stone fireplaces, timber doors and panelling, as well as leadlight and stone windows. Some other additions and changes were made to the buildings on site between the 1960s and 1990s, such as to the southern end of the Abbey which now features the Gatehouse. The Abbey was built as a convent in 1266 and continued in that use until the Dissolution of the Monasteries in 1539 and was finally restored for that use again in 1916 until the present time.

The most significant parts of the Abbey today retaining the medieval architecture are the chapel (formerly the Chapter House), with its beautiful 13th century moulded arched doorway and the room itself with 3 lancets in its east elevation. The medieval sacristy which has been used as such until now, similarly presents incredible medieval features including the 16th century windows and a restored Tudor fireplace with painted panelling above. There is still a piece of the north wall of the ancient church in the present refectory. Most of the east range still has medieval walls.

In addition, in the grounds are further sections and ruins of the original Abbey including the remains of a medieval infirmary and nuns' frater or refectory with doors, fireplaces and walls remaining. The property is enclosed to the north in part by a red brick Tudor wall and to the east a moat and a cob wall of medieval origins that may have belonged to an earlier house on the site, the exact date of which is unknown.

# Description

The property comprises the following principal areas of accommodation, which are shown on the floorplans overleaf. The property is approached via a long gravel drive from Lake End Road, that ends with a parking area to the west of the Abbey. There is secondary vehicular access to the Abbey from Huntercombe Lane South via a lychgate, and which was the original main entrance to the Abbey.

## The Abbey

A 13th Century Grade I Listed building arranged principally over two stories of flint and chalk rubble with 16th century brick restorations and with a pitched handmade tile roof and retaining medieval and Tudor elements with later additions.

**Ground floor:** entered via the Gatehouse and into a corridor with various offices and to the south, a sitting room, a kitchen and stores. Coming back north is the oldest part of the Abbey all dating from the medieval period with the refectory, sacristy, a chapel and further accommodation including the medieval community room and a further room on the site of the rere dorter. From here is a door leading to a cloister which is used for garden storage.

**First floor:** accessed via 2 staircases and 2 lifts is the bedroom accommodation. There are 12 bedrooms (3 are ensuite), 1 bathroom, 1 shower room and 1 cloakroom and 2 kitchenettes to the northern end. At the southern end a further 8 bedrooms, 2 bathrooms and a kitchenette. Second floor: A library and a further room.

## The Barn

To the west of the Abbey, an 18th century Grade II Listed timber barn with weatherboard elevations restored in 1915. Entered via double cart shed doors or a side door, and opening out into to a large barn, displaying all its timber posts, beams and rafters. Part of it is compartmentalised into storage areas.

## Guest Accommodation

At the north end of the barn, this is arranged across ground and first floor levels with kitchenette, shower room/WC, utility room and laundry. First floor: 2/3 bedrooms.

## Cottage

Attached to the Barn to the north is the refurbished cottage, on the site of the farm buildings. This comprises kitchenette/living room, sitting room and a bedroom. At the end of this block is a woodwork room and potting shed.

## St Augustine's Cottage

Also situated to the west of the Abbey, and attached to the north end of the barn, still within the curtilage of the Grade I listed Abbey. Originally stables and then reconfigured to 2 farm workers cottages and now a single house. Ground floor: Entrance/corridor, hall, bathroom, cloakroom, fitted kitchen, dining room, sitting room and study. First floor: 3 bedrooms and WC. It has its own garden area.

## The Granary

An 18th Century Grade II Listed granary, timber elevations under tile and standing on saddlestones and providing storage and overlooking the paddock.







The Abbey - East Elevation



The Chapel



Garth Cloister



Restored North End

# Gardens and grounds

The gardens and grounds of the Abbey provide a delightful setting for the Abbey with a combination of formal lawns, walled gardens interspersed with a variety of mature trees and hedges, shrubs and spring bulbs. In addition there is a paddock and a well established apple orchard. In front of the Abbey is the **Garth Garden** area which is a square lawned open space with cloister to the north. To the north is the **Still Garden** which is enclosed by the listed Tudor walls, with shrub borders, low clipped lavender bushes and an ornamental pond. The Still Garden leads east to the **Rose Garden** which is largely paved and the lower enclosed area '**Our Lady's Garden**' all designed as a place of peace.

This leads to the medieval infirmary ruin which includes a 13th Century doorway and fireplace. Behind the Abbey is a further area of garden enclosed by a yew hedge and there is also a well. Behind the yew hedge is an orchard bounded by the dry moat on two sides.

In the north east corner of the garden is the burial ground for the Sisters. The boundary of the property here is a listed cob wall. To the west and the other side of the Abbey is the **paddock** and the **Granary building**. This is by the entrance to the Abbey where there is parking for around seven cars and the **open cart sheds**.



Rose Garden



The Barn



The Granary



Guest Cottage



Refectory



Chapel



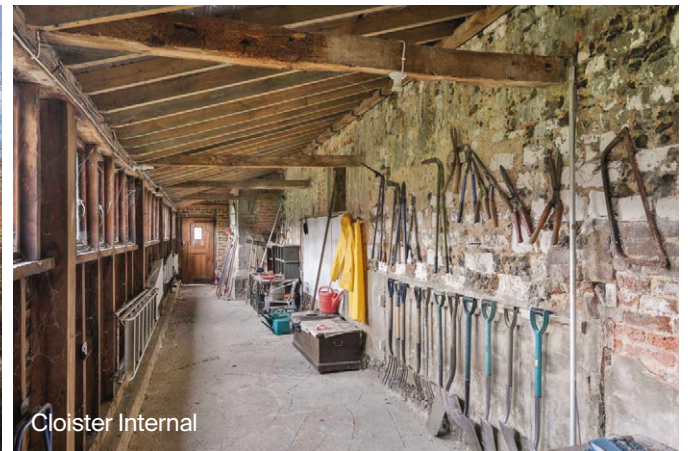
Community Room



Library



Still Garden



Cloister Internal



St Augustine's Cottage



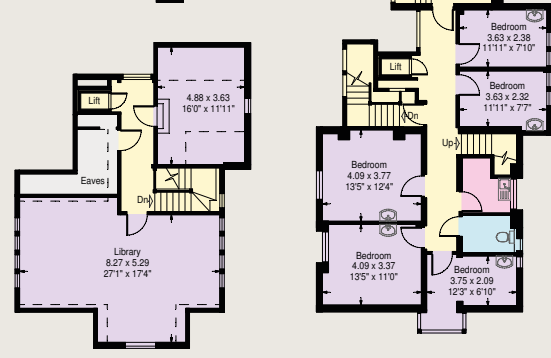
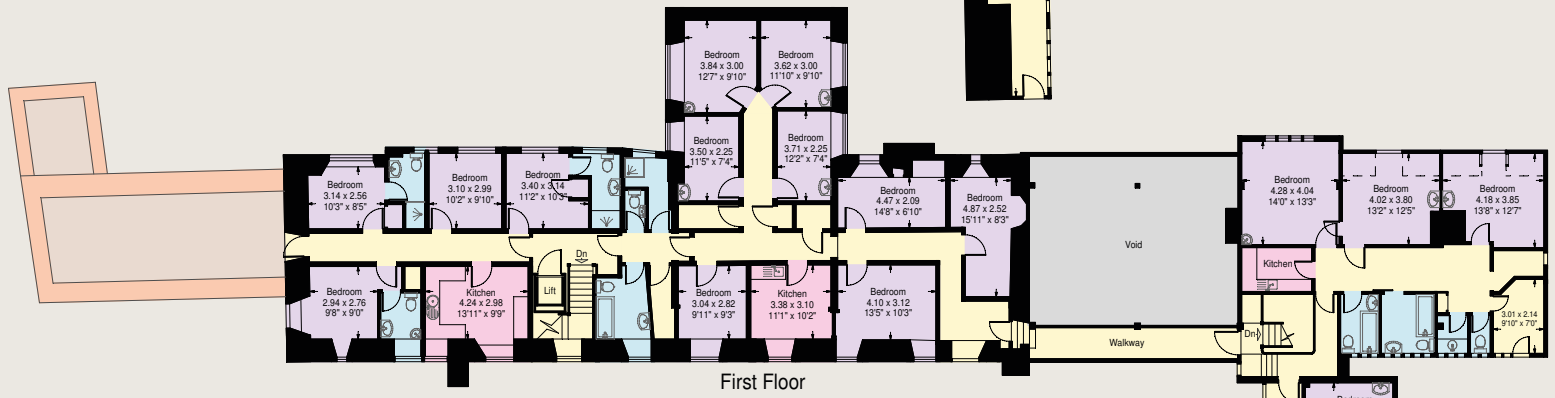
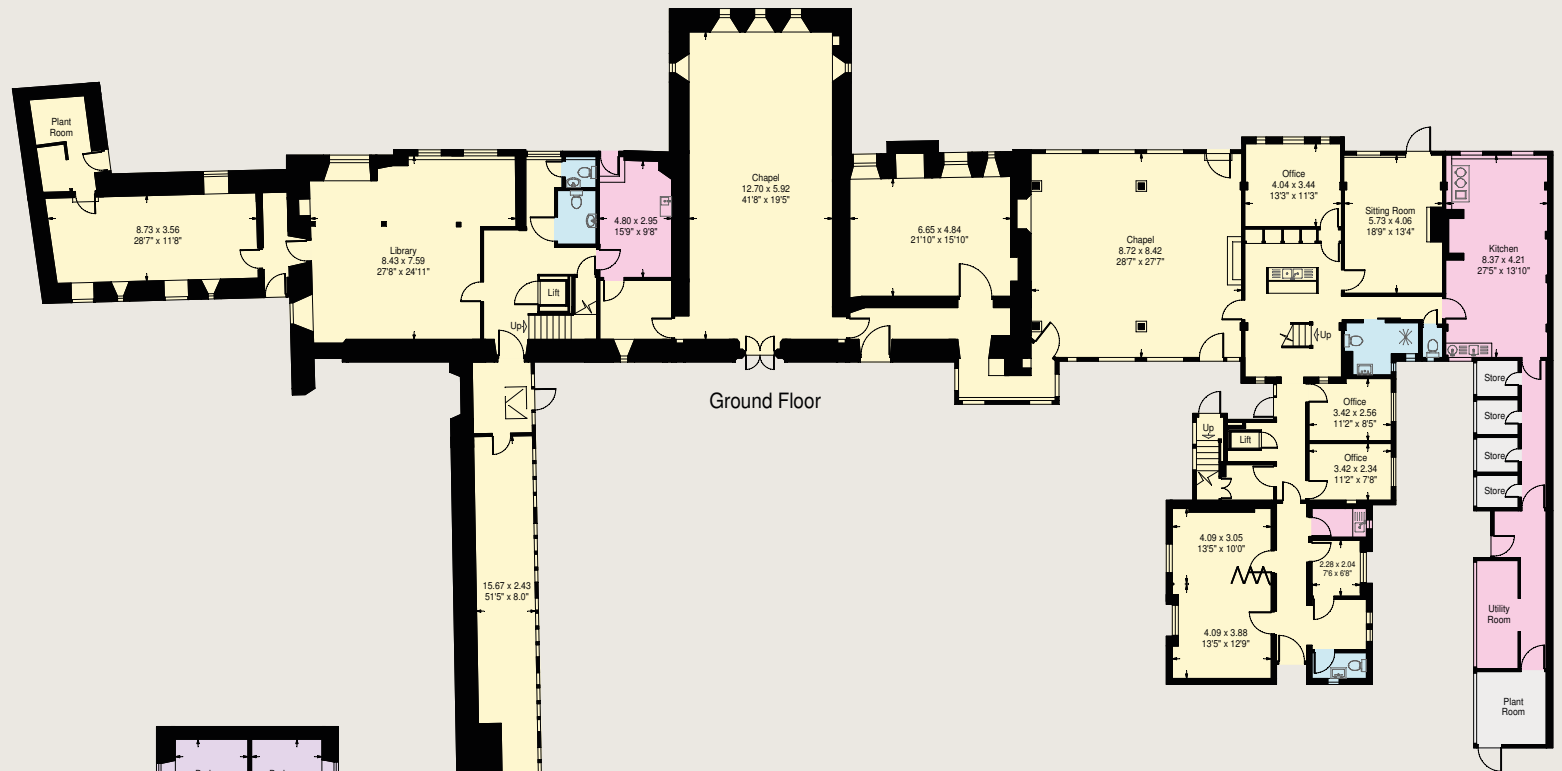
Medieval Infirmary Ruins



The Sacristy

# Floorplans and floor areas

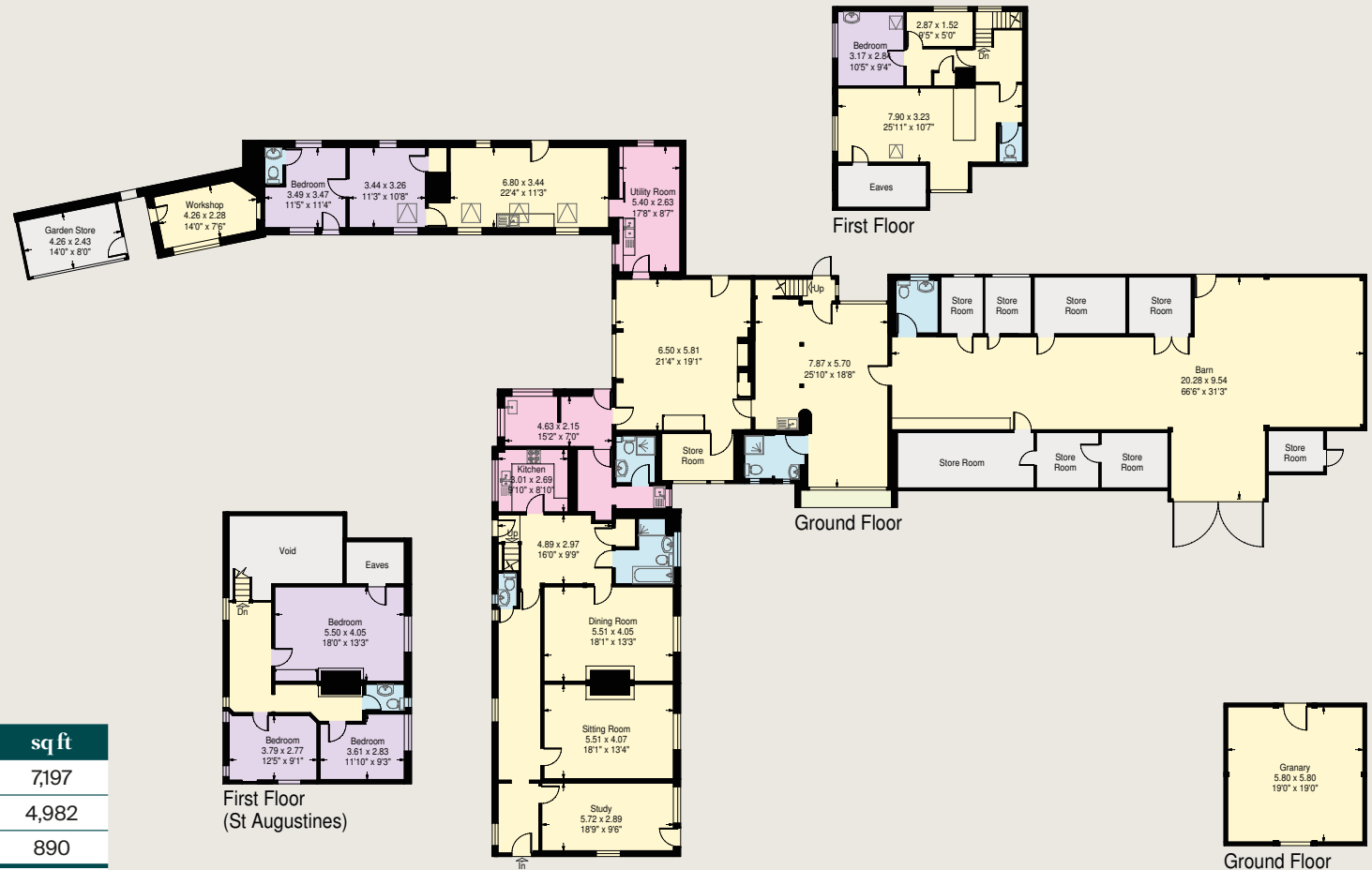
Burnham Abbey



Second Floor

# Floorplans and floor areas

## Barn, Guest Accommodation, Cottage, and St Augustine's Cottage



Building	Floor	sq m	sq ft
Abbey	Ground	668.6	7,197
	First	462.8	4,982
	Second	82.7	890
<b>Total</b>		<b>1,214.1</b>	<b>13,069</b>
Barn	Ground	362.9	3,906
	Ground	19.8	213
	First	60.9	656
<b>Total</b>		<b>443.6</b>	<b>4,775</b>
Cottage (St Augustines)	Ground	116.6	1,255
	First	66.0	710
<b>Total</b>		<b>182.6</b>	<b>1,966</b>
Granary	Ground	33.8	364
<b>Total</b>		<b>1,874.1</b>	<b>20,173</b>

Not to scale. Indicative only.



## Charities Act 2022

The sale of the Property is subject to the provisions of the Charities Act 2022.

## Planning

The property is located in the Huntercombe Conservation Area and comprises a number of listed buildings and structures:

**Grade I Listed:** Burnham Abbey

**Grade II:** The Barn, The Granary, Boundary (cob) Wall, North Garden Wall and ruins of the garderobe and infirmary.

The Abbey was re-established as convent in 1916 and continued as such to the present day with a contemplative religious order in residence. Hospitality has always been important to the Sisters and the north end of the Abbey was refurbished for this purpose in 2011. St Augustine's Cottage then became a let residential property with a temporary consent for a private residence.

Knight Frank has commissioned a planning appraisal which provides a summary of the property and its potential uses in the context of the local planning policy.

## Title and tenure

The property is held freehold and vacant possession is available upon completion. The St Augustine's Cottage is currently let under an Assured Shorthold Tenancy. The area of land for sale is outlined in red on the site plan.

## Services

Mains water, gas and electricity. Drainage to a private system (septic tanks).

## Statutory authority

The Site is wholly located within the boundary of Buckinghamshire Council, which is the relevant Local Planning Authority.

## Viewings

Strictly through prior appointment with Knight Frank and subject to local restrictions in place at the time. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## VAT

We understand that the property has not been elected for VAT.

## Method of sale

The property is for sale by private treaty via informal tender.

## EPC

St Augustines: Band D

## Council Tax

Burnham Abbey: Band H

## Further information

Further information is available on our dedicated website. Please email [florrie.spencer@knightfrank.com](mailto:florrie.spencer@knightfrank.com) for access.

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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.

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Particulars dated July 2024.

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