



5 Hitcham House
Hitcham Lane | Burnham | Buckinghamshire | SL1 7DP

 FINE & COUNTRY

STEP INSIDE

5 Hitcham House

Set within the impressive grounds of Hitcham House, a remarkable Grade II listed Gothic Revival country home, this exceptional residence is one of just nine distinctive homes created within the original estate.

Rich in period character and combining architectural elegance with the comforts of contemporary living, the property has been lovingly and comprehensively renovated by the current owners. Improvements include a bespoke kitchen, sash windows, new oak parquet flooring, new bathrooms, upgraded electrics, new radiators, underfloor heating to the principal bathroom, new carpets, a new patio and outdoor entertaining area, together with extensive restoration of the gardens and hedging.

The beautifully presented accommodation comprises four double bedrooms, two bathrooms, two generous reception rooms and a bespoke eat-in kitchen, with the flexibility for one of the reception rooms to be used as a fifth bedroom, if required.

Outside, the property enjoys its own private areas of garden to both the front and rear, including a newly created terrace for outdoor dining and entertaining. Hitcham House itself stands within approximately six acres of magnificent grounds, divided into privately owned garden plots belonging to the individual residences. The property also benefits from its own private garage and off-street parking, all set securely behind electric gates.

A truly special home, offering a rare combination of striking period architecture, beautifully renovated interiors, extensive grounds and an exceptional sense of privacy.

Ground Floor

Upon entering the property, you are greeted by an impressive entrance hallway with high ceilings, beautiful oak parquet flooring and a grand staircase, immediately establishing the character and generous proportions found throughout the home. The hallway is sufficiently spacious to incorporate its own attractive reading and seating area, creating a welcoming place in which to sit and enjoy the surroundings.

The principal reception room is a magnificent and beautifully proportioned space, featuring distinctive wood panelling, two elegant chandeliers and an abundance of natural light from three large windows and patio doors opening directly onto the terrace.

Perfectly suited to both entertaining and everyday family life, the room incorporates a dedicated dining area for formal meals with friends and family, together with a comfortable lounge area centred around an impressive marble fireplace with a natural wood-burning fire, creating a wonderful sense of warmth and character.

The bespoke Clyde Christian eat-in kitchen has been thoughtfully designed and is beautifully appointed with integrated appliances. At its heart is a premium electric Aga, complemented by a central island with seating and an additional corner seating area. Large windows provide lovely views across the front lawns, while the generous proportions make this a natural gathering place for family and guests.

Completing the ground-floor accommodation is a guest WC, conveniently located off the entrance hallway.





SELLER INSIGHT

“ There is something immediately special about this home. For us, it was the combination of its sense of history, the close-knit community and feeling of safety, together with its wonderfully tranquil setting and proximity to London.

We have loved the grandeur of the house and the way it works equally well for everyday family life, entertaining and commuting. It is remarkable to be so close to London, with Bond Street just a short train journey away, yet feel as though you are in the middle of nowhere. Heathrow is also only around 20 minutes away, making the location exceptionally convenient.

One of our favourite moments is enjoying the drawing room in the morning, watching the sunshine slowly seep through the windows while having that first coffee of the day. Later in the day, the kitchen becomes wonderfully bright, giving the house a changing atmosphere as the light moves through it.

The house is full of details that reflect its history, from the beautiful coving and high ceilings to an antique framed piece in the kitchen which will remain with the house. It was once used by servants in the 1800s to enable them to respond to bells from the different rooms. The property itself has an extraordinary past and has seen figures such as Winston Churchill and Benjamin Disraeli pass through its doors. During the war, it was also used as a coding place. There is a real sense that you are living within a piece of history.

For us, the home has always been about bringing people together. We are very family-oriented and love entertaining friends and family, and the house lends itself perfectly to that. We hold an annual Thanksgiving party, inviting our neighbours and family, with around 50 people gathering together. Outside, the garden is wonderful for al fresco dining or enjoying a glass of wine in the evening, while the front lawn provides the perfect setting for larger gatherings.

The community has been another hugely important part of our experience here. We regularly enjoy drinks with our neighbours, while there is also a genuine respect for everyone's privacy. It is a lovely balance and one that has made the area feel very much like home.

The location offers an impressive range of amenities and activities too. Burnham Grammar School is nearby, Taplow station is within walking distance and both Taplow and Burnham provide access to the Elizabeth Line. Cliveden and Burnham Beeches are close by for walks, while there is a gym, football club and an ice rink within easy reach. The high street has some excellent restaurants, including award-winning Artegiani, and even our four-legged friends are well catered for with the award-winning Claire's Comfy Canines doggie day care.

We have made numerous improvements to the house over the years, so much so that the list is rather too long to recount here, but each has helped us make the home our own.

For the next owner, our advice would simply be to enjoy everything this home offers: its history, its grandeur, its wonderful community and, above all, the rare combination of tranquillity, safety and exceptional connectivity.*

* These comments are the personal views of the current owner 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.





First Floor

The grand staircase rises to the first-floor landing, where another charming reading nook makes excellent use of the generous circulation space.

The impressive principal bedroom is enhanced by high ceilings, a feature fireplace and an abundance of natural light from three windows. Its spacious en-suite bathroom has been beautifully appointed with a freestanding bath, walk-in shower, double vanity and underfloor heating.

The second reception room is also located on this floor and enjoys elevated views over the front lawns. Wood flooring and high ceilings add to its sense of space and character. This highly versatile room could equally serve as a fifth bedroom, depending upon the needs of the new owners.

A spacious walk-in wardrobe off the hallway provides excellent additional storage.



Second Floor

The second floor opens onto a spacious landing, where distinctive vaulted skylights flood the area with natural light.

Three further double bedrooms are located on this floor, together with a family bathroom featuring a freestanding bath.

Lower Ground Floor.

The heated basement provides valuable and flexible additional accommodation, suitable for a variety of uses including a home office, gym, hobby room or storage.

There is also a separate storage room which would lend itself particularly well to use as a wine cellar.



STEP OUTSIDE

5 Hitcham House

Outside

The property enjoys attractive private garden areas to both the front and rear.

To the rear, a newly created patio and outdoor entertaining area enjoys far-reaching views and provides an ideal setting for al fresco dining, summer entertaining or simply relaxing and enjoying the peaceful surroundings.

To the front, the property has its own private section of the lawns, providing further space in which to enjoy the impressive setting of Hitcham House.

The wider grounds extend to approximately six acres, with the individual residences enjoying their own privately owned sections within the historic estate. Mature planting established trees and restored hedging contribute to the sense of privacy, tranquillity and seclusion.

The property also benefits from a private garage and off-street parking, all securely enclosed behind electric gates.

Location

Burnham and Local Amenities

Hitcham House occupies a highly desirable position on Hitcham Lane, combining a peaceful, semi-rural setting with convenient access to an excellent range of local amenities.

Burnham Village High Street is within easy reach and provides a range of everyday shops and services, while larger supermarkets and The Bishop Centre offer additional shopping nearby.

The property is also well positioned for the amenities, restaurants and shopping available in Windsor, Beaconsfield, Gerrards Cross and Marlow.

Schools and Education

The area is particularly well regarded for its educational provision, with Buckinghamshire renowned for its selective grammar-school system as well as offering a strong choice of highly regarded state and independent schools.

Burnham Grammar School is approximately one mile from the property, making Hitcham House particularly conveniently situated for families considering the school.

The wider area also provides access to numerous other respected schools across Buckinghamshire and neighbouring Berkshire.

Transport Connections

Hitcham House is exceptionally well connected for both London and international travel. The property is conveniently positioned between Taplow Station, approximately 0.8 miles away, and Burnham Station, approximately 1.8 miles away, both served by the Elizabeth Line, with direct services to Bond Street in as little as 36 minutes.

Heathrow Airport is approximately an 18-minute drive away, making the location particularly convenient for international travel.

For journeys by road, the M4 and M40 are both within easy reach, providing convenient connections to the M25 and the wider motorway network.

Countryside and Outdoor Recreation

One of the attractions of the location is the immediate access to the surrounding countryside. Footpaths and bridleways are readily accessible from the area, providing excellent opportunities for walking, riding and cycling.

A number of significant green spaces and country parks are within easy reach, including Burnham Beeches, a National Nature Reserve and Special Area of Conservation, together with Black Park, Langley Park, Denham Country Park and Windsor Great Park.

The magnificent Cliveden estate is just a few minutes' drive away, offering beautiful National Trust gardens, extensive woodland and riverside walks overlooking the Thames.

Local riding schools, lakes and water-sports facilities provide further opportunities for enjoying the outdoors.

Sport and Leisure

The area offers an excellent range of sporting and leisure opportunities.

Golf is available at several prestigious clubs in the surrounding area, including Stoke Park, Gerrards Cross and Beaconsfield, while Windsor and Ascot are internationally renowned for polo and horse racing.

The Thames Valley also offers excellent opportunities for rowing, with facilities at Dorney Lake, Marlow and Henley. For family leisure, Legoland Windsor Resort and the many attractions of historic Windsor are also within easy reach.

Services, Utilities & Property Information

Tenure: Leasehold with share of freehold, 999-year lease from 29 September 1983, expiring 28 September 2982

Ground Rent: Peppercorn

Service Charge: £4,332 per annum, including a contribution towards building insurance

Local Authority: South Buckinghamshire

Grade II Listed | EPC Rating: D | Council Tax Band: G

Construction Type: Brick

Mains: Electricity: E.ON, Gas: E.ON, Water: Thames Water

Mobile Phone Coverage: 5G is predicted to be available in your area. We advise that you check with your provider.

Broadband Availability: FTTP Ultrafast broadband available in your area. We advise that you check with your provider.

Garage: One private garage

Parking: Off-street parking 2 - Two allocated parking spaces and use of a communal car park.

Service charge / building insurance: The annual service charge includes a contribution towards the building insurance. Further details of the service charge and insurance arrangements should be confirmed by the purchaser's conveyancer.

Management company: Hitcham House Management Limited is the management company, and the title contains a restriction in relation to membership of that company and the entering into of the relevant covenants on a transfer. Further details are available from the selling agent and should be confirmed by the purchaser's conveyancer.

Legal easements: The title confirms that the property has the benefit of legal easements granted by the lease. Further details should be confirmed by the purchaser's conveyancer.

Directions: Please use the following link to locate the property: SatNav <https://what3words.com/> Postcode: SL1 7DP what3words: ///hills.festivity.affair is included with the property.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Windsor and Englefield Green Louis Byrne on Tel Number +44 (0)1753 463633

Website

For more information visit Fine & Country Windsor and Englefield Green windsor@fineandcountry.com

Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



TOTAL: 3434 sq. ft, 319 m2
 Basement: 367 sq. ft, 34 m2, GROUND FLOOR: 1109 sq. ft, 103 m2, FIRST FLOOR: 1094 sq. ft, 102 m2, SECOND FLOOR: 864 sq. ft, 80 m2
 EXCLUDED AREAS: FIREPLACE: 20 sq. ft, 2 m2, OPEN TO BELOW: 10 sq. ft, 0 m2, LOW CEILING: 96 sq. ft, 10 m2,
 LANDING: 41 sq. ft, 4 m2, WALLS: 252 sq. ft, 23 m2

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 09929046. Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Trading As: Fine & Country Windsor Printed 21.09.2026

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PARTNER AGENT

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