



DENHAM
PLACE

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This grand stately home bears the name Denham Place, but in many ways, it is truly a palace. With ambassadorial proportions and rich history dating back to 1688, this home is among the UK's most important country estates.

Bordering a championship golf course, the property is just 17 miles from Central London. Heathrow Airport is a mere 15 minutes away and Northolt Private Jet Centre is less than ten.

The availability of Denham Place could not be more timely. Extending over 28,000 sqft and set within circa 43 acres of parkland, this magnificent residence is the perfect retreat in an uncertain world.





“There is no greater residence
so close to London. Except, perhaps,
one of the Royal Palaces.”

LORD ANDREW HAY

History



Denham Place, in its current form, dates back to 1688, when construction work began. The history of the estate and village, however, goes back over a thousand years.

During this time, a collection of formidable characters played a part in its colourful history.

These players include kings and queens, noblemen, aristocrats, knights of the realm and even a producer of iconic movies. More recently, the residence has been in the responsible hands of a family engaged in a worthy endeavour. They have now achieved their vision to restore Denham Place to its former palatial glory.



HARRY SALTZMAN



LORD & LADY VANSITTART



KING JOSEPH-NAPOLEON BONAPARTE



JP MORGAN

A world-class trophy asset,
close to central London



On the edge of Denham village in Buckinghamshire, Denham Place is surprisingly close to London. The delights of Mayfair, Knightsbridge and Belgravia are just a 30-minute drive away. At the same time, the secluded house and estate provide pure fresh air and rural tranquillity.



A masterpiece of restoration



'A palace' was the homeowner's requirement to the interior designer entrusted with the restoration of Denham Place. Alex Kravetz specialises in the design of grand luxury hotels such as The Dorchester in London and The Imperial in Vienna, so he is no stranger to lavish refurbishments.

However, following his eight-year project to restore the opulent interiors at Denham Place, this transformation surpasses all others. Encouraged by his client, with assistance from English Heritage and The Georgian Society, he has created a masterpiece. In all but name, Denham Place is truly a palace.



The finest materials



As in all areas of the eight-year restoration programme at Denham Place, no compromises have been made and no expense has been spared in the selection of materials.

Lavish amounts of 22-carat gold leaf have been skillfully applied to the decorative features, high-quality Italian marble has been used in many wall and floor surfaces and other floors feature rare hardwoods or premium calf leather laid out in complex marquetry patterns. Throughout Denham Place, the silk wall panels feature fabric based on ancient patterns woven by hand at England's oldest surviving textile mill.



DRAWING ROOM

“With English Heritage and the Georgian Society taking a keen interest in the 8-year restoration project, I made sure that every item in every room was historically accurate.”

ALEX KRAVETZ
INTERIOR DESIGNER



DAY ROOM

Lower Ground Floor



The lower ground floor is largely devoted to entertaining, with a party room, a sitting room, a bar, an informal dining room with doors out to the terrace, a fully equipped gym and cinema room. There is a kitchen, laundry, wine cellar, refrigerated room and separate staff access.

The lower ground floor provides flexible accommodation that can be used for private family gatherings or for lavish entertaining on a grand scale. The banqueting hall, which is currently in use as a gym, lends itself to various uses, from a formal banquet for sixty diners, to an informal gathering hosting numerous guests.

The party room, adjoining the banqueting hall, can also be adapted for various formal or informal functions.



The entertainment rooms feature uniquely curved ceilings, adorned with 22-carat gold leaf gilding.



SITTING ROOM



BAR AREA



GYM



THE MISBOURNE STAIRCASE

Ground Floor



Anyone accustomed to the opulent interiors of an English Royal Palace or the flamboyant decor of the Chateau de Versailles, the palace favoured by King Louis XIV of France, will feel quite at home within the stately ground floor rooms of Denham Place.

With high ceilings surrounded by beautifully restored friezes, ornate chandeliers and walls clad in pure silk panels, each room presents an awesome picture. English oak paneling dating back to the 17th century, floors of Italian marble and the generous application of 22-carat gold leaf add to the regal splendour, an effect heightened by the parkland views through the tall windows.

The formal dining room features windowsills of semi-precious stone, a striking fireplace of Italian calacatta marble and decorative panels of green malachite gemstone. The malachite, used as an interior design element for centuries, came from St Petersburg's Winter Palace, official residence of the Russian Emperors.



The Chapel Lounge



The private chapel lounge is a peaceful sanctuary offering views over the sunken garden, can be accessed via the staircase hall or billiards room.

During the recent restoration, it was discovered that at least half the panelling had been transported to Denham from Hampton Court Palace during the 1700's. Recognising this provenance, the Fleur-de-lis motifs in the chapel are the same shade of Royal Blue as those found in the Hampton Court Council Chamber. The linenfold panelling has also been reproduced with the same Royal Blue, with gold gilt.





BILLIARDS ROOM



BREAKFAST ROOM

Library & Study



Entered via an anteroom with original hardwood parquet flooring and oak wall panelling, the library is watched over by Cupid, occupying a central position amid billowing clouds on the frescoed ceiling. Surrounding the ceiling, a dramatic frieze depicts 15th century battle scenes based on a set of three works by the Florentine painter Paolo Ucello. The original paintings are on show at the National Gallery, London, the Galleria degli Uffizi, Florence and the Musée du Louvre, Paris.

The library, with finely carved oak panelling, leads to the former gun room, now a study featuring an unusual floor of leather crafted into a decorative pattern.



The Principal Suite



The principal suite is arguably one of the largest principal bedroom suites of any house found in or around London, comprising an ensuite bathroom and separate dressing room and a study. The specially commissioned four-poster super king-size bed is hand crafted from hardwood with pure silk drapes woven at England's oldest surviving weaving mill.

Visitors to the first floor of Denham Place might well believe they have inadvertently wandered into the royal bedchambers of the Chateau de Versailles, near Paris. On every surface, palatial opulence is on display. Elaborate frescoes, the generous application of gold leaf, drapes of pure silk and specially commissioned hand-tufted carpets combine to create an aura of unabashed luxury.



“The bedroom suites are possibly too impressive to be restricted to residents and their overnight guests. Perhaps they offer an opportunity to revive a bygone custom, when Kings and Queens of England received visitors in the comfort of their bedchambers.”



The Bedroom Suites



Located on the first floor are four magnificent bedroom suites, each with their own dressing room and fine Italian marble bathroom. Connecting to the third bedroom suite, is a fifth bedroom suite which has access to a first floor sitting room, providing a private reception room for family or guests.

The William and Mary Suite offers a group of angelic figures, painted in vivid colours, look down from their vantage points on the ceiling. Their view takes in a scene of sumptuous comfort. As for the view from the tall sash windows, this includes the River Misbourne as it meanders its way to the lake within the Denham Place parkland.



Second Floor



Served by the lift and staircase, the second floor features seven further bedroom suites, all luxuriously appointed with ensuite bathrooms. Four of equal size occupy each wing of the house and there are two smaller bedroom suites. The seventh bedroom forms part of an elegant self-contained penthouse apartment with a kitchen and sitting room. The highest sitting room in the house, this room offers glorious views of the parkland, meadow and adjoining golf course.



FAMILY ROOM

Circa 43 acres of Grade II listed Grounds & Gardens



The residence at Denham Place has been rightfully described as a masterpiece of restoration. Similarly, the landscaping of the surrounding land might be described as masterful. It is hardly surprising that the parkland and gardens are listed as 'important' by Historic England.

Extending to circa 43 acres, enclosed by a 10 ft high red-brick wall, the Denham Place estate features a meadow, orchard, ornamental trees and a lake created by diverting the course of the River Misbourne. A formal sunken garden, walled garden and series of flowerbeds complete the beautifully composed picture.







The Coach House



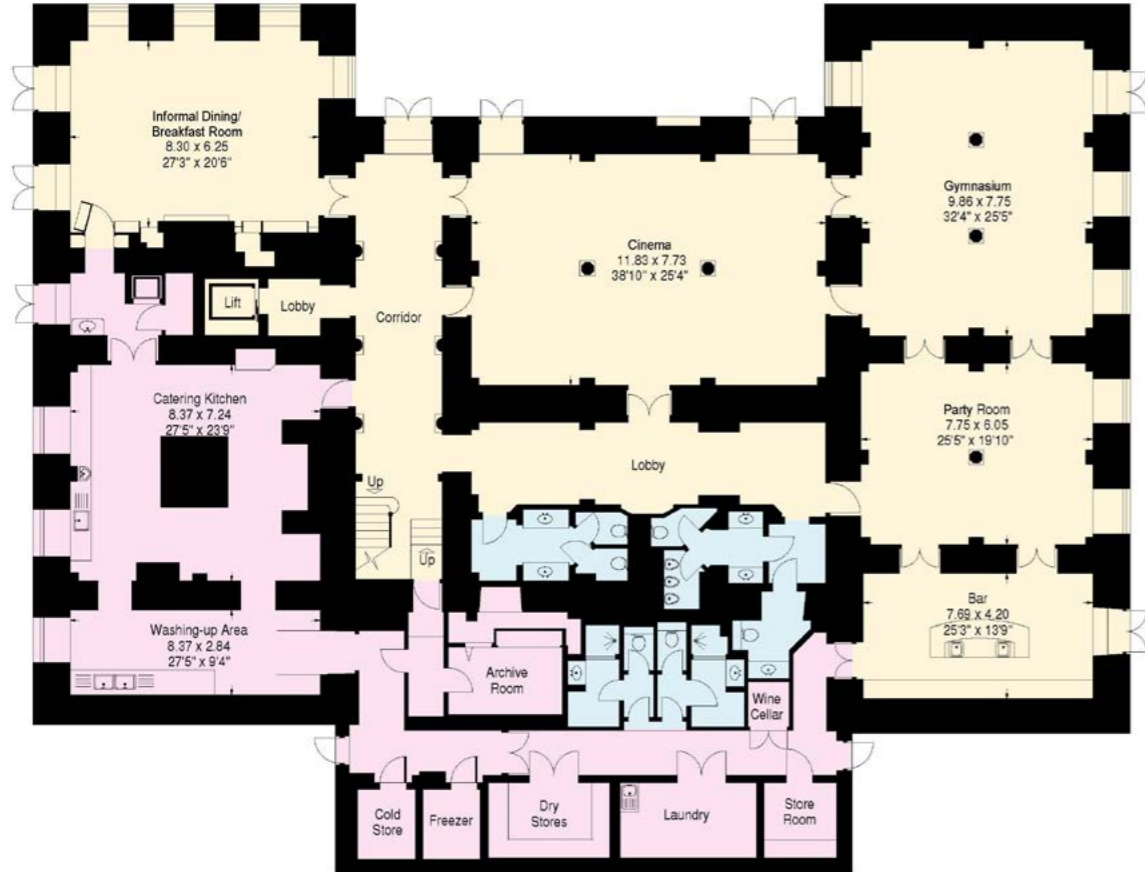
Arranged around a courtyard, the Grade II Listed Coach House has been converted to provide three self-contained cottages with nine bedrooms in total, along with a security office, plant room and storeroom. The attractive red-brick building has an old tile roof topped by a wooden cupola with a cast-iron bell and decorative weathervane. Attached to the Coach House is a self-contained 2 bedroom single storey staff cottage.

Another self-contained cottage is set slightly away from the Coach House. This detached home has a large reception / dining hall, a kitchen / breakfast room, a spacious sitting room, four bedrooms and three shower / bath rooms. The attractive period cottage offers privacy and seclusion within the grounds of the walled Denham Place estate.

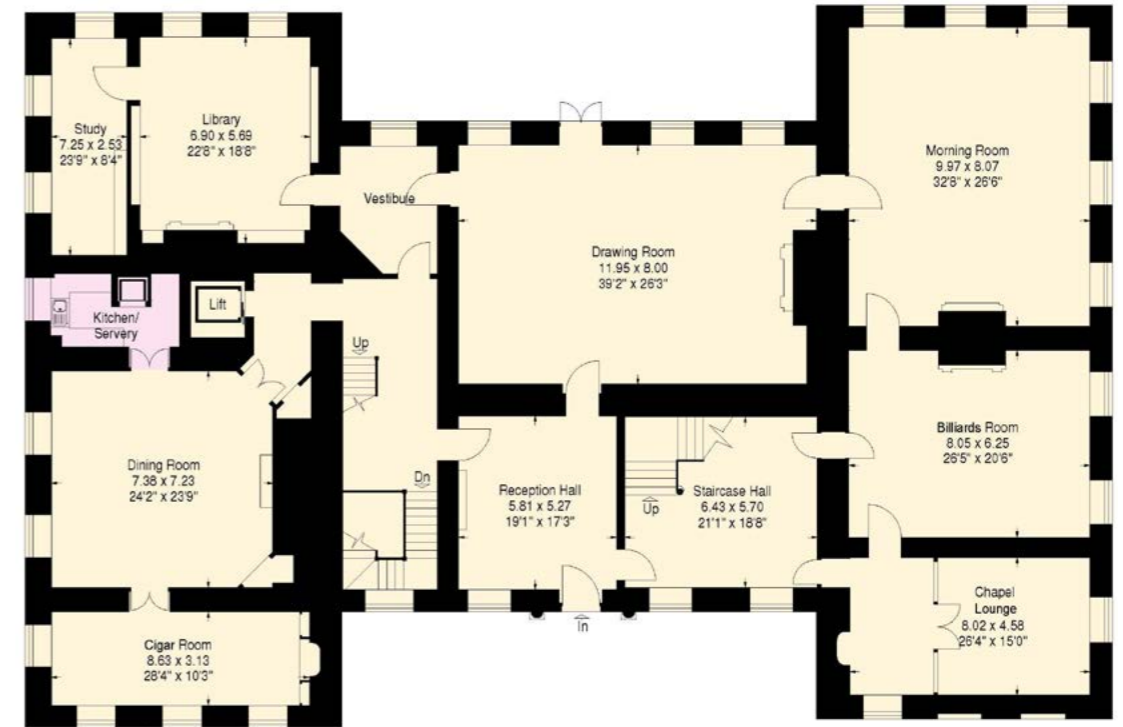
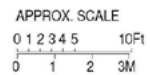


Floorplan - The House

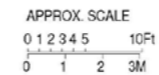
Approximate Gross Internal Area:
House - 2650 sq.mts. / 28,525 sq.ftt.



LOWER GROUND FLOOR

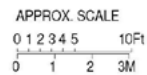


GROUND FLOOR

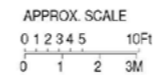




FIRST FLOOR

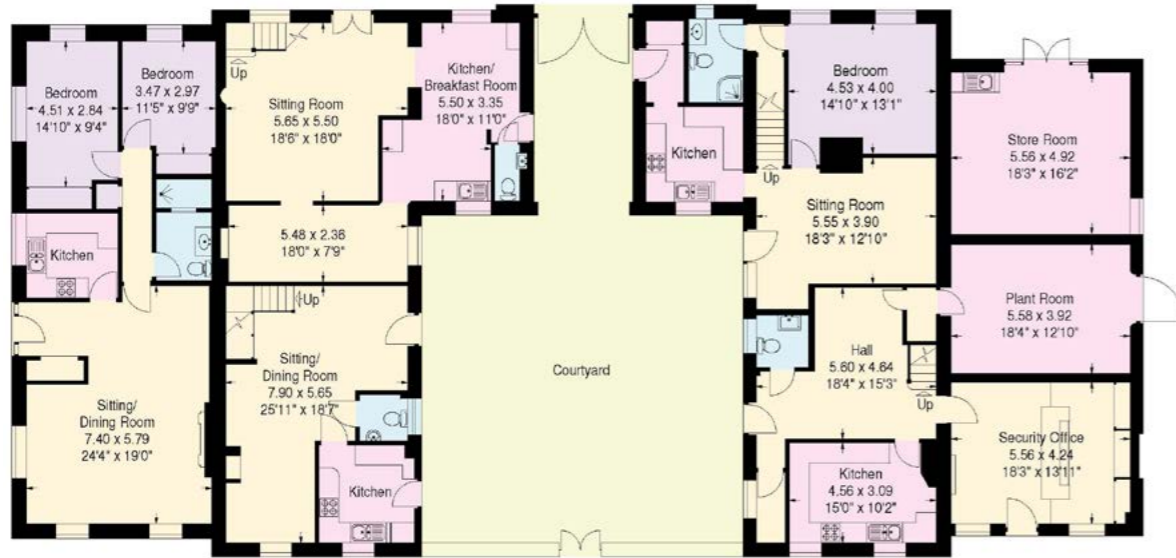


SECOND FLOOR & LOWER MEZZANINE

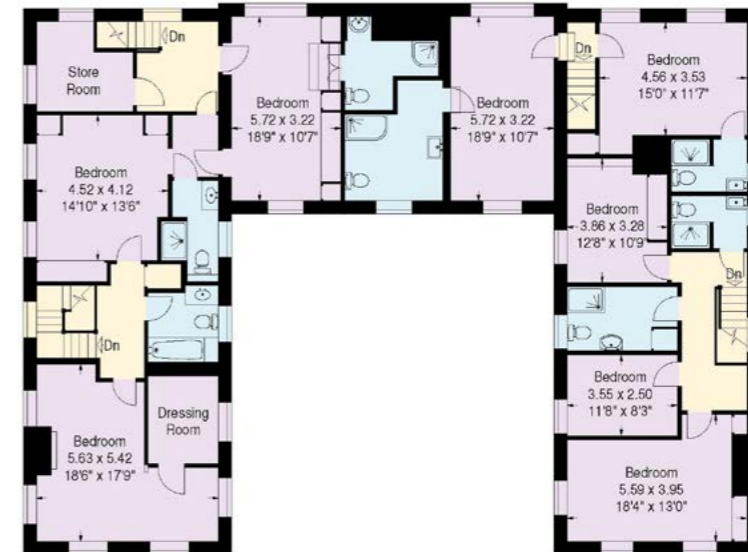
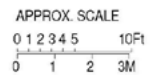


Floorplan - Courtyard Cottages

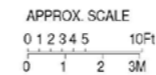
Approximate Gross Internal Area:
 Courtyard Cottages - 634.6 sq.mts. / 6831 sq.ft.



GROUND FLOOR



FIRST FLOOR

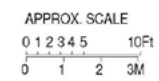
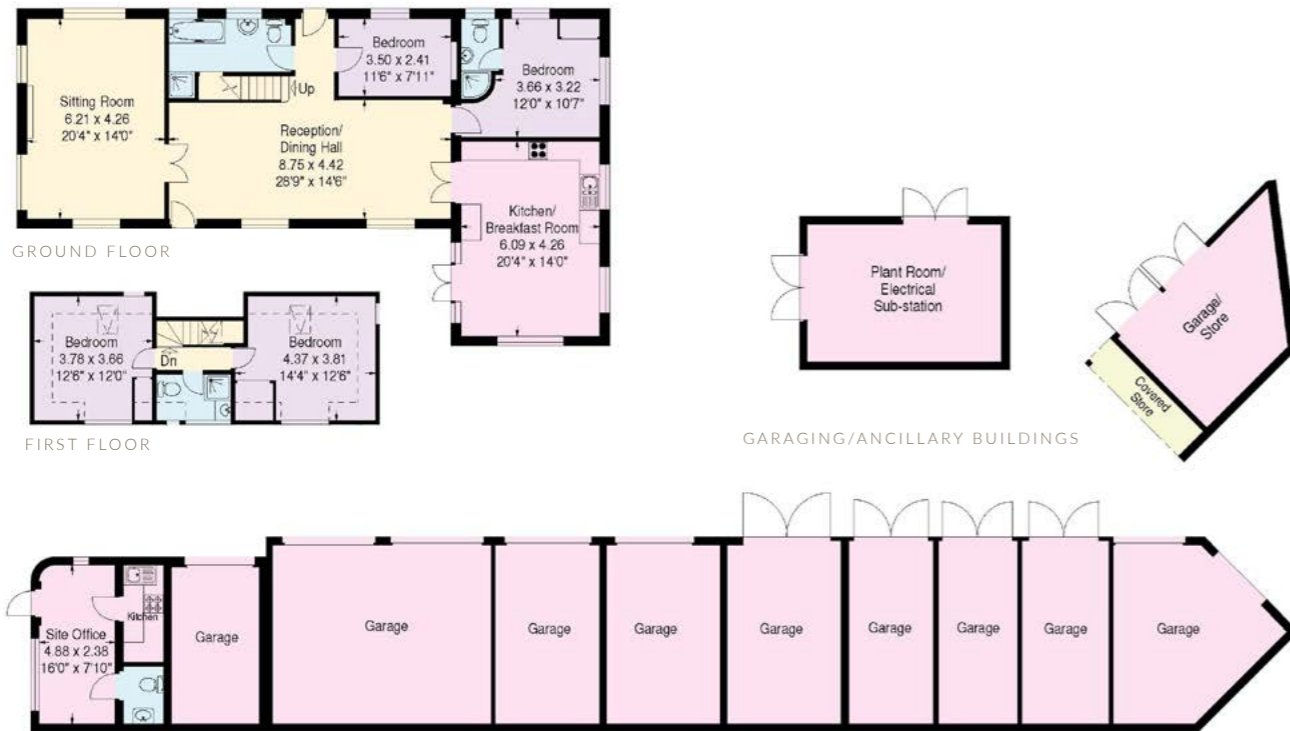


Floorplan - Detached Cottage & Garaging/Ancillary Buildings

Approximate Gross Internal Area:

Detached Cottage - 154.5 sq.mts. / 1663 sq.ft.

Garaging/Ancillary buildings - 251.3 sq.mts. / 2705 sq.ft.



GROUND & FIRST FLOOR - GARAGING/ANCILLARY BUILDINGS

Key Facts

A GRADE I LISTED WILLIAM & MARY HOUSE OF AMBASSADORIAL STATURE, SET IN A CAPABILITY BROWN PARK, WITHIN APPROXIMATELY 17 MILES OF MAYFAIR

THE HOUSE IS APPROXIMATELY 28,525 SQ FT (2,650 SQ M)

GROUND FLOOR

Range of spectacular state rooms including reception hall, grand staircase hall, drawing room, morning room, billiard room, private chapel, formal dining room, smoking room, library and a lift to all floors.

LOWER GROUND FLOOR

Cinema, party room/gym and function room, bar, cloakrooms, breakfast/informal dining room, catering kitchens.

FIRST FLOOR

Four bedrooms suites each with dressing rooms and ensuite bathrooms. One further bedroom suite and sitting room.

SECOND FLOOR

Extensive further accommodation with seven bedroom suites, one arranged as a penthouse with a sitting room and kitchen.

GROUNDS AND GARDENS

Grade II Listed historic parkland with lake, original period security lodge and walled garden.

Originally created by illustrious landscape designer, Capability Brown

Formal garden at the front of the house created by Lord Kenilworth (Randle Siddeley)

Sunken Garden

Champagne Garden

Woodlands

Lake

Large parkland field to the north of the house ideal for polo or equestrian use

Approximately 43 acres

OUTBUILDINGS

Grade II Listed former Coach House with security office and four cottages. Further substantial detached cottage. Extensive garaging.

Coach House and Cottages: 8,494 sq ft (634 sq m)

Garages: 2,705 sq ft (251 sq m)



CGI for representation only

Health Spa



The estate has the additional benefit of having planning consent to transform the 6,831 sq ft (634.6 sq m) Grade II Listed coach house into a health spa offering a state-of-the-art gym, changing rooms, sauna, steam room, lounges, three treatment rooms and two wet-treatment rooms complete with a 15-metre outdoor swimming pool (that can be enclosed with a glass conservatory).

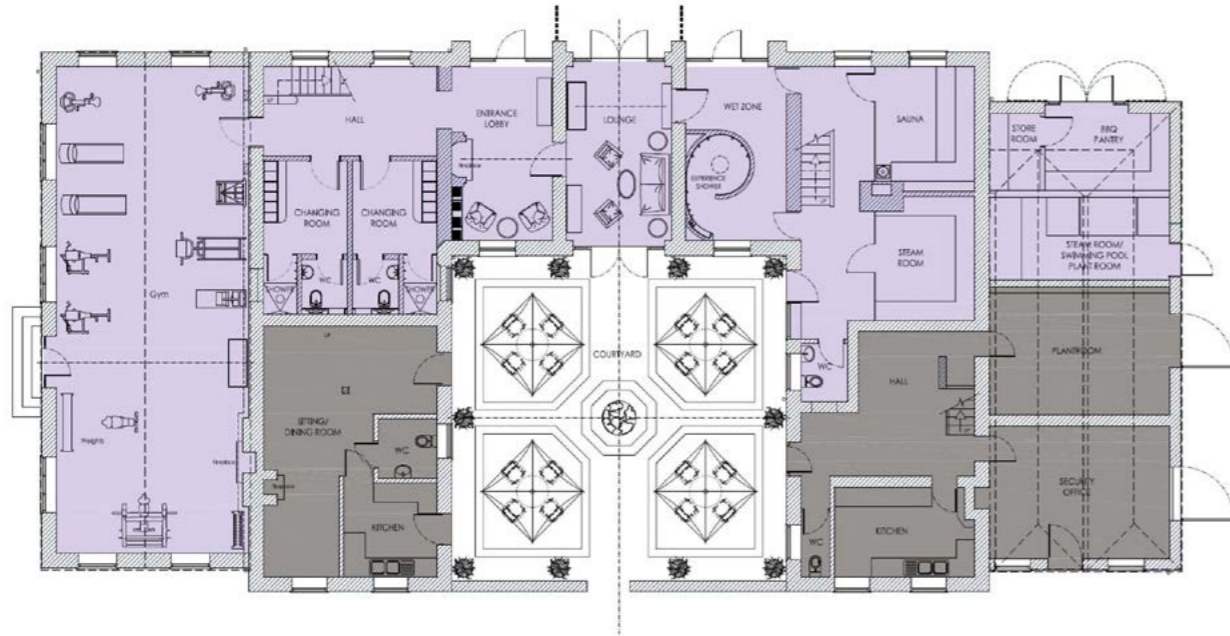


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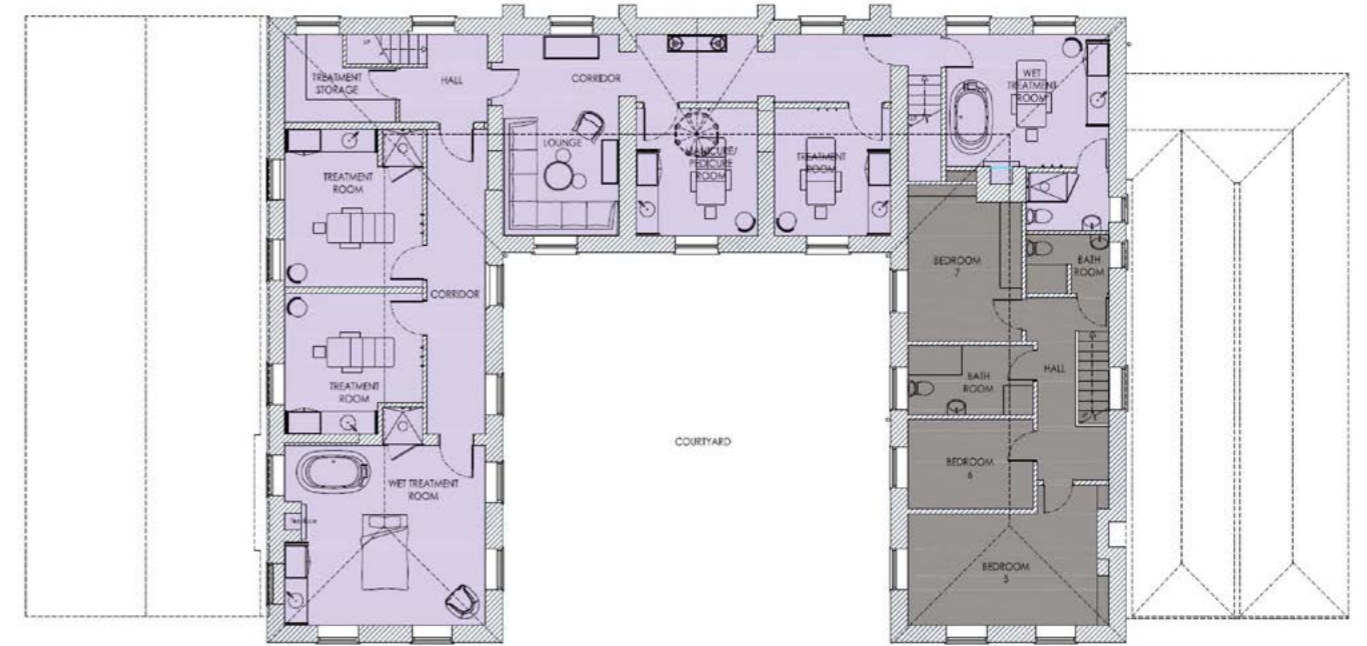
PROPOSED ENTRANCE

Proposed Floorplan - Health Spa

Approximate Proposed Gross Internal Area
6,831 sq.ft (634.6 sq.m)



GROUND FLOOR



FIRST FLOOR



CGI for representation only

PROPOSED TREATMENT ROOM



CGI for representation only

PROPOSED GYM

TERMS

Tenure Freehold

Viewings By appointment
only

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