



Blue Book.

THE PRIORY

Britwell Salome, Oxfordshire



Preface:

Accommodation:

Large Reception Hall | Drawing Room | Dining Room | Sitting Room | Kitchen/Breakfast Room | Office | Study | Utility/Boot Room | Pantry | Boiler Room | Plant Room | Store | Domestic offices | Wine Cellar

Two Bedrooms with En Suite Bathrooms | Bedroom with Jack and Jill Access to the Family Bathroom | Five Further Bedrooms | Further Bathroom | WC | Large Loft

Outbuildings:

Two-Bedroom Annexe with Sitting Room, Bathroom and Kitchen | Home Office, as part of an independent one-bedroom flat | Two large period barns with Offices, Stores and Kennels | Six Stables with Tack Room | Tool Shed | Triple Garage

Tennis Court and Swimming Pool with Pavilion

Garden and Grounds:

Approximately 11.5 acres of garden and grounds

Extensive gardens and 9-acre field

For sale Freehold:

Approximate Total Floor Area:

771 sq m / 8,298 sq ft





Why we love The Priory.

‘There has been a house on this spot since the fifteenth century, and you can feel it. What greets you today is a handsome Georgian front in a quiet corner of Britwell Salome, below the Chiltern escarpment – a house that has grown gently over five hundred years and is all the better for it.

Wide oak boards worn smooth underfoot, fireplaces built for real fires, and floor-to-ceiling sash windows that pull the light deep into the rooms: the character here was earned, not applied.’

The Priory.



The front door opens into a proper reception hall, the kind that sets the tone for a house, with three fine reception rooms leading off it. The drawing room runs to 34 feet, with windows on three sides, so it is bright from breakfast until the light goes; the dining room has an inglenook that comes into its own on winter evenings; and there is a smaller, cosier sitting room for everything in between.

The kitchen is where the house really lives. Timber beams overhead, an Aga at its

heart, Shaker cabinetry around a generous island, and room for a table where most of family life will inevitably happen — with a walk-in pantry, a boot room for muddy dogs and wellies, and a quiet study close by.

Upstairs are eight bedrooms, every one a double — a rare thing, and a house party waiting to happen. The principal room looks out on two sides and has its own dressing room and bathroom; two more bedrooms are en suite, and a large family bathroom serves the rest.

a 34 ft. drawing room with windows on three sides.



The Priory.



*a kitchen with an aga
at its heart.*







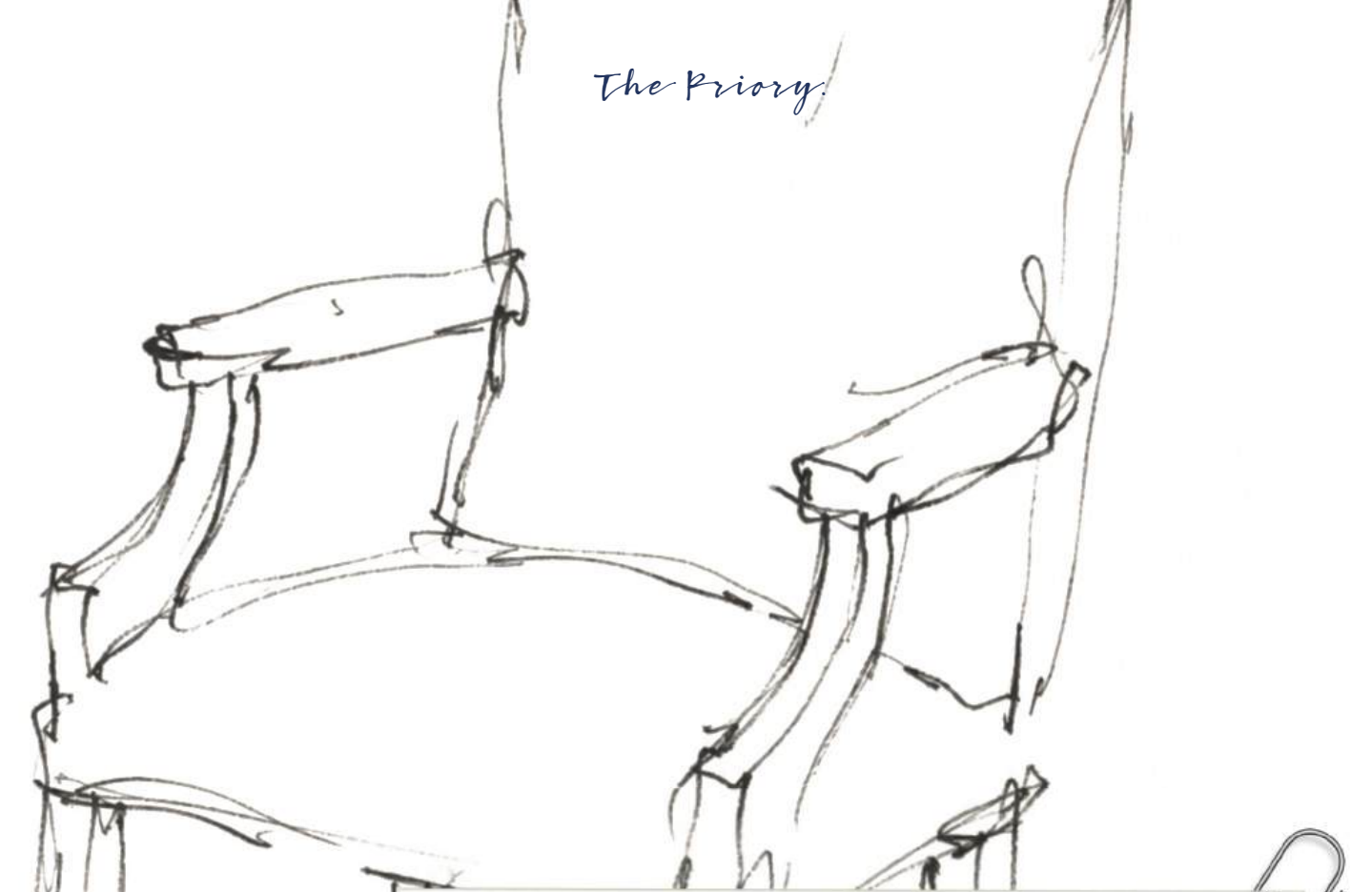








The Priory.



The Priory.

THE COURTYARD AND OUTBUILDINGS

The drive sweeps past the front door to a courtyard flanked by period barns and outbuildings, and it is here that the Priory - once home to The Priory Vintage Car Company for 22 years since 2000 - reveals its ambitions. One outbuilding holds an office beneath a magnificent double-height vaulted ceiling — a place to work that no commute could rival — with a self-

contained two-bedroom flat above the stables, complete with its own reception room, kitchen and bathroom, ready for guests, grandparents or a housekeeper. The great barn offers garaging and storage on a scale that invites ideas: studio, party barn, collection of cars. The potential is considerable.



*a space that invites
ideas.*





GLORIOUS GARDENS AND GROUNDS.

*'The gardens unfold
in a series of rooms of
their own.'*

The gardens unfold in a series of rooms of their own. A walled garden hides a folly; a walled kitchen garden with its glasshouse keeps the table supplied through the seasons; and an orchard, immaculate lawns, clipped hedges and fine mature

trees do the rest. There is a tennis court, a swimming pool with its own pavilion, and beyond it all a nine-acre field — the full country life, in other words, arranged around a house that has been practising it since the fifteenth century.



BB



The Priory.



The Priory.





chapters past

‘Few houses can claim a name that reaches back many hundreds of years.’

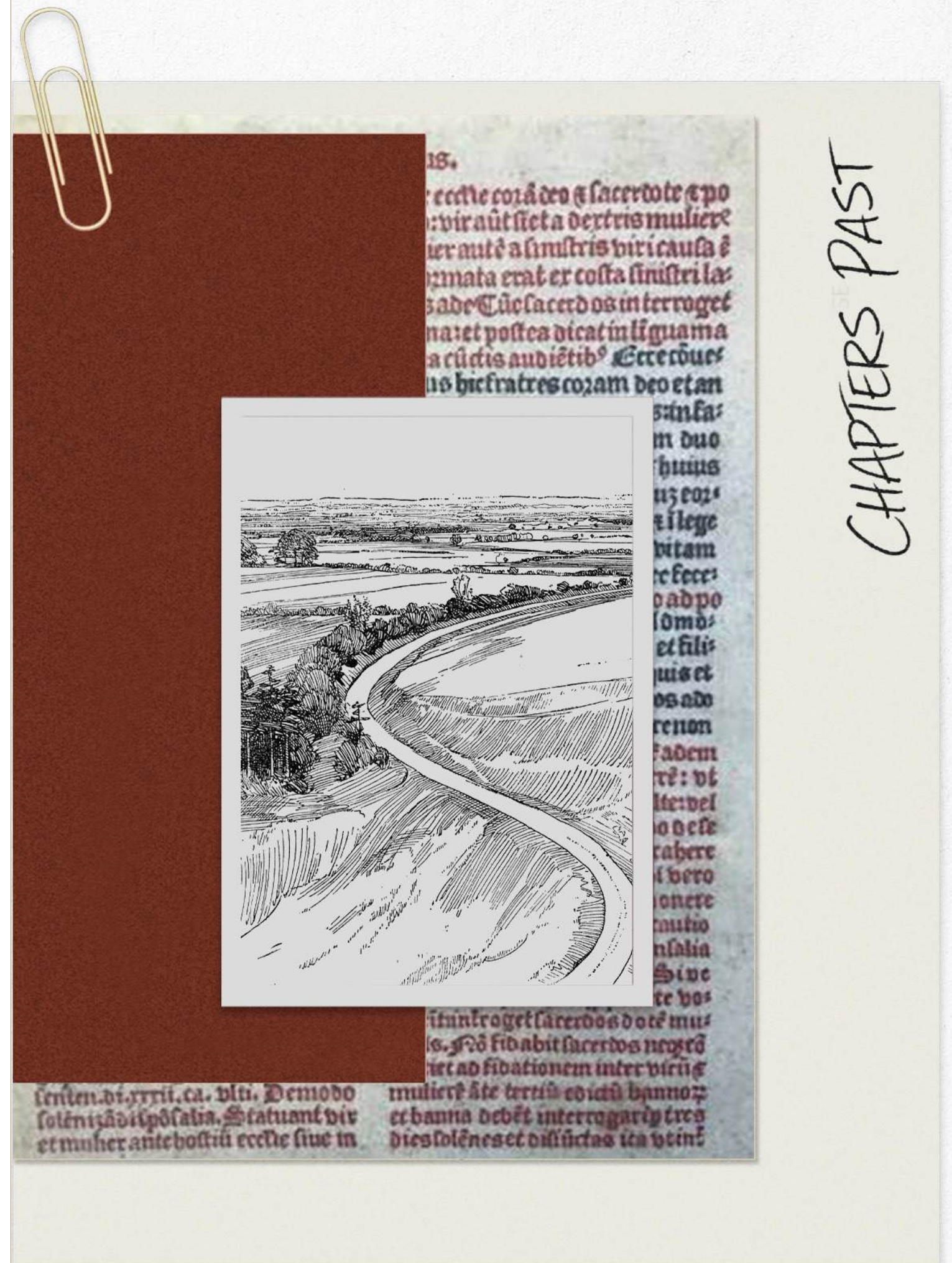
The Priory marked on Ordnance Survey maps — was the manor farmhouse of Britwell Prior, an ancient estate whose story begins with a queen’s gift and runs through medieval Canterbury, a lost royal castle and one of Oxfordshire’s great recusant families.

Britwell Salome lies on the spring line at the foot of the Chiltern Hills, where the prehistoric Icknield Way — the oldest road in Britain — cuts through the parish. The village appears in The Domesday Book: held before the Conquest by the Saxon thegn Wulfstan, by 1086 it had passed to Miles Crispin, first castellan of Wallingford Castle, and became part of the great honour of Wallingford. Its curious second name is a corruption of de Sulham, the family who held the manor in the Middle Ages. The parish church of St Nicholas, in part Norman work, has stood since the twelfth century.

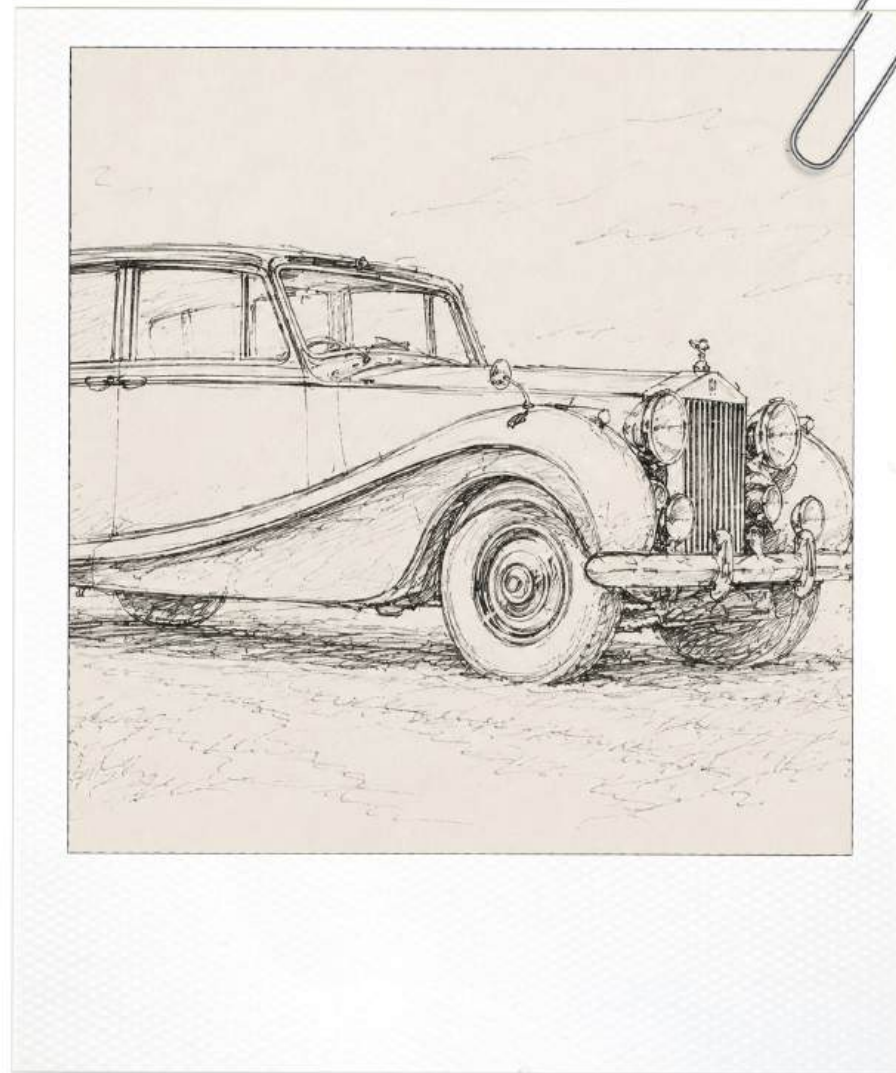
Rising behind the house is Castle Hill, site of a small royal castle raised in the early twelfth century. Commanding the road

between Watlington and the great fortress at Wallingford, it played its part in the civil war between King Stephen and the Empress Matilda — “the Anarchy” — before Henry II ordered it razed after 1154. Tradition holds that its stones were carried down the hill and built into the chapel that once stood beside The Priory.

In the eleventh century Queen Emma — wife of both King Æthelred the Unready and King Cnut — granted part of Britwell to Christ Church Priory, Canterbury. The priory’s lands, tenants and chapel became known as Britwell Prior, a manor and parish in its own right, so thoroughly entangled with its neighbour that in 1685 the vicar despaired of “the greatest intricacy and confusion imaginable” over their boundaries: one little village, he wrote, “made up of two little parishes”, its two churches standing “not above a bow’s shoot from one another”. The Priory was the principal farmhouse of this Canterbury manor — the very heart of Britwell Prior — and its name preserves the connection to this day.



CHAPTERS PAST



The medieval chapel of Britwell Prior stood on the lower slopes of Castle Hill until 1865, when the two parishes were at last united; its churchyard and tombstones may still be seen. The civil parishes formally merged in 1912, quietly restoring the single township of Britwell that had existed before the Conquest.

After the Dissolution of the Monasteries the manor passed from Canterbury into lay hands, and by the seventeenth century belonged to the Simeons, one of Oxfordshire's notable Roman Catholic families. Sir Edward Simeon built the elegant Britwell House on the manor's western lands in 1727–8, adding its oval chapel to his own design in 1769; between 1789 and 1813 the family sheltered the exiled Poor Clares of Aire, nuns fleeing the French Revolution. The estate later passed to the Welds, another distinguished Catholic dynasty, who by the nineteenth century owned well over five-sixths of

Britwell Prior.

The Priory as it stands today is a handsome farmhouse in the Georgian tradition, rebuilt for the manor farm and bearing a datestone of 1826 — the plantation on Castle Hill is thought to have been laid out at the same time. Rendered elevations rise two storeys beneath a hipped Welsh slate roof, the five-window front with its bordered-pane sashes and gabled porch presenting a composition of quiet symmetry. The house was listed Grade II in December 1985 in recognition of its special architectural and historic interest, and stands within the Britwell Salome Conservation Area.

The fields around the village were enclosed in 1845, and Britwell Salome remains today what it has been for centuries: a small, unspoilt farming village beneath the open downland of the Chilterns — with The Priory, as its name quietly insists, at the centre of its story.



The setting

Britwell Salome sits on the rolling chalk country of the Chilterns National Landscape and it is the sort of village that keeps things simple: a good pub, a farm shop, and hills in every direction.

Everything else is a mile up the road in Watlington, a market town that punches well above its size — a proper butcher, a delicatessen, a library, a Co-op, an antique shop, tennis and bowls clubs, and both an Outstanding-rated primary school and a well-regarded secondary. Seven miles away, the Saxon town of Wallingford earns its keep on the Thames: a Waitrose, antique shops and boutiques, a traditional market in the square every Friday, its own cinema and theatre, and a sports park where the cricket, rugby, football, hockey and rowing clubs are all long established. When more is wanted, Henley-on-Thames is ten miles to the southeast and Oxford fourteen to the northeast.

For all its seclusion, The Priory is easily reached: the M40 is four miles away, putting London, the M25 and the Midlands within comfortable range, while trains run from Didcot Parkway (about 12 miles) to Paddington in around 40 minutes, and from Princes Risborough (about 11 miles) to Marylebone in much the same time.

SCHOOLS

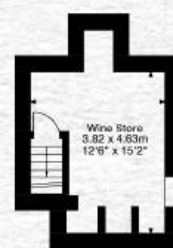
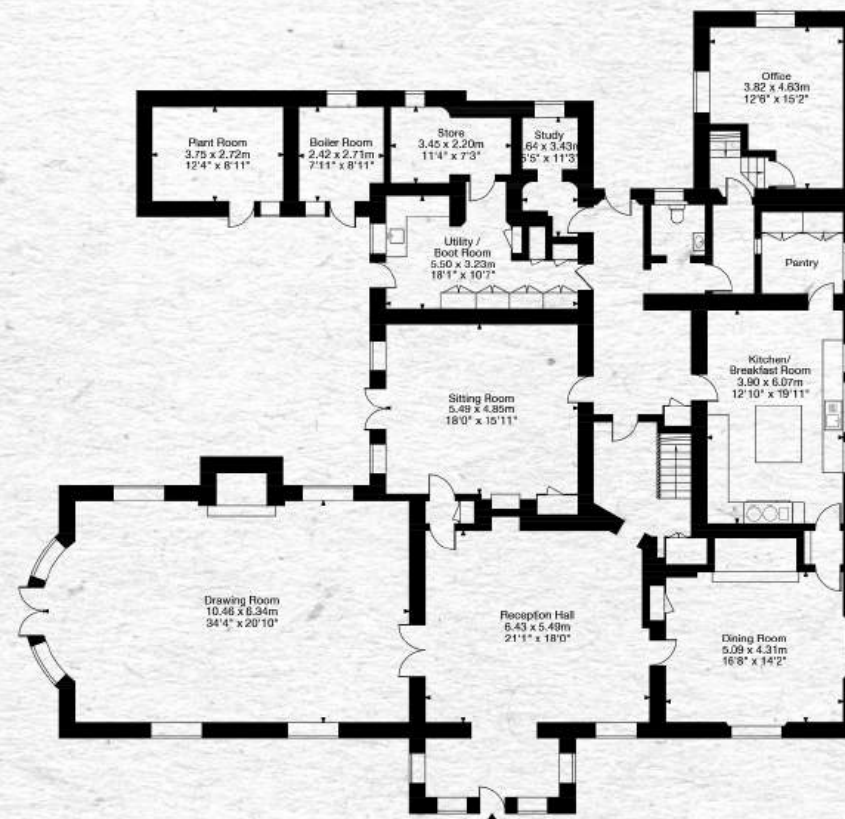
Schooling is a particular strength of this corner of Oxfordshire. The prep schools at Moulsoford on the Thames — Moulsoford Prep and Cranford School — are within twenty minutes, with Rupert House at Henley and The Oratory Prep at Goring Heath close behind. Senior options run from The Oratory at Woodcote and

Shiplake College near Henley to Abingdon, St Helen & St Katharine and Radley, while Oxford brings Magdalen College School, the Dragon, Summer Fields, Headington and Oxford High within reach; Wycombe Abbey, Pangbourne College and Eton College complete the picture.

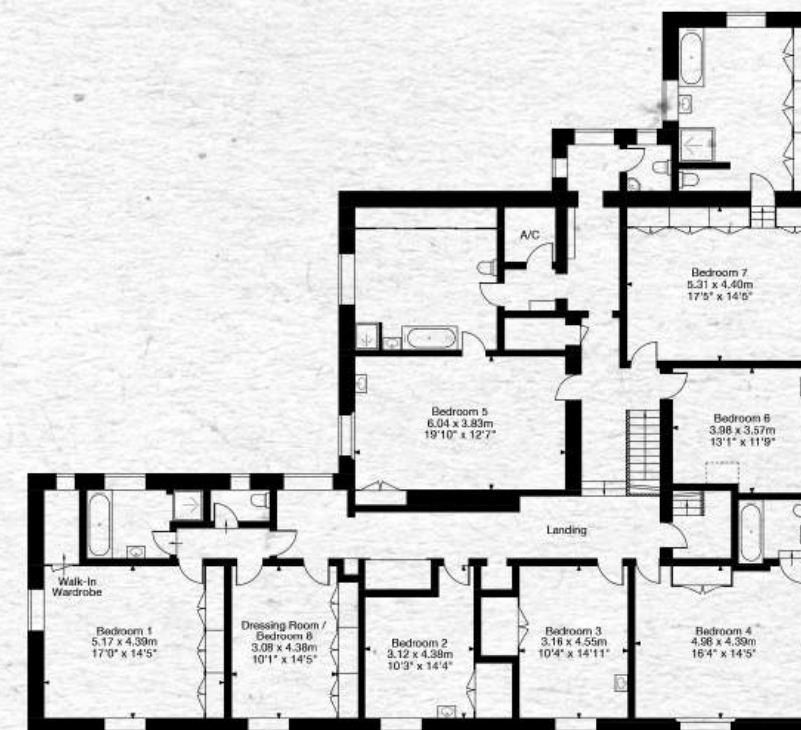
The Priory, Britwell Salome, Watlington OX49 5LB

Gross Internal Area (Approx.)

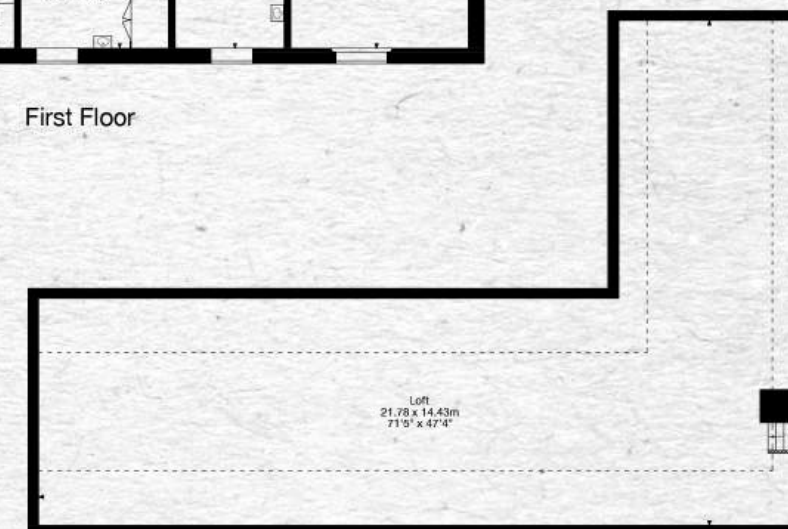
Main House = 696 sq m / 7,490 sq ft



Basement



First Floor



Second Floor

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Gross Internal Area (Approx.)

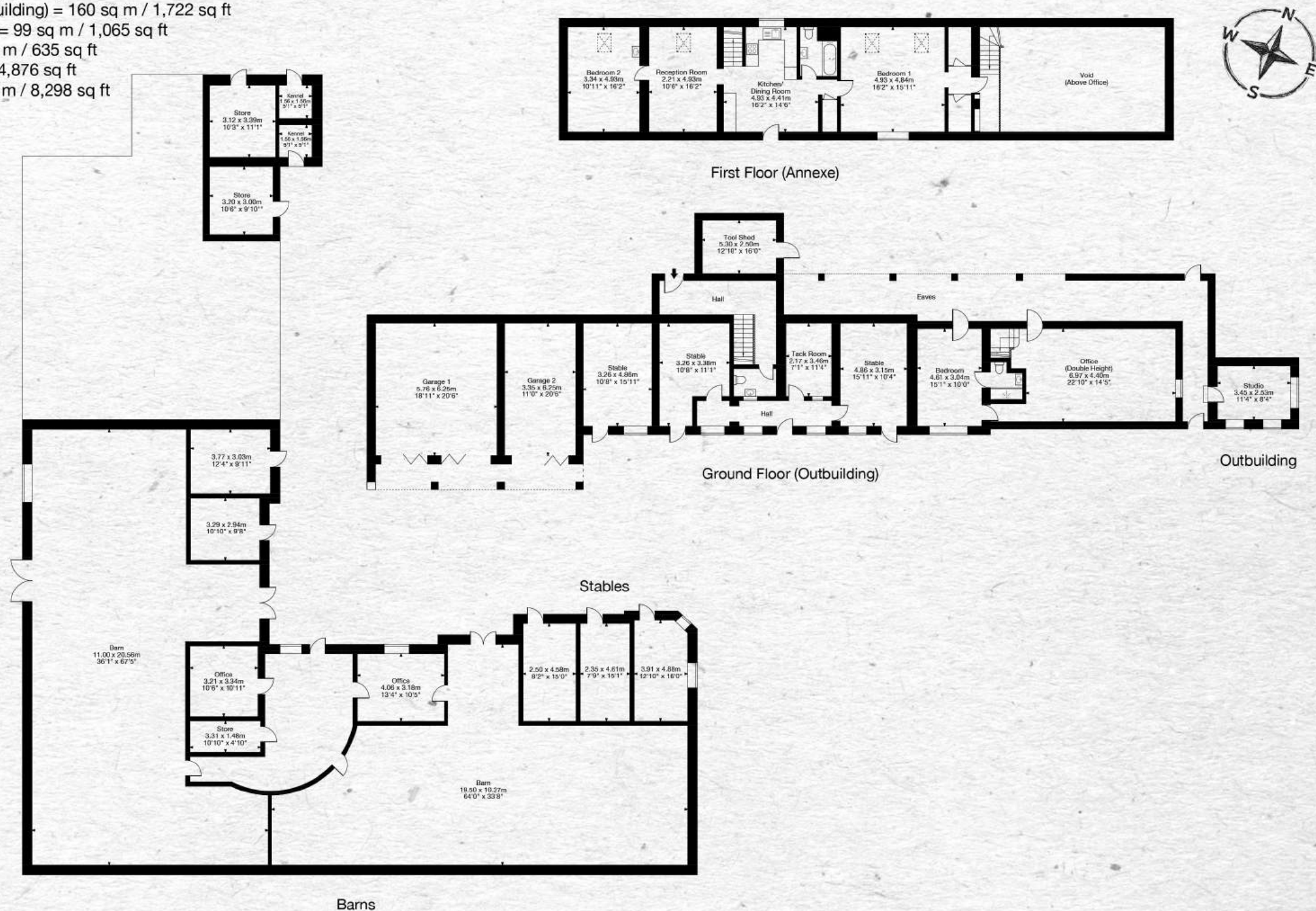
Ground Floor (Outbuilding) = 160 sq m / 1,722 sq ft

First Floor (Annexe) = 99 sq m / 1,065 sq ft

Garage 1, 2 = 59 sq m / 635 sq ft

Barns = 453 sq m / 4,876 sq ft

Total Area = 771 sq m / 8,298 sq ft



Capture Property Marketing 2026. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.





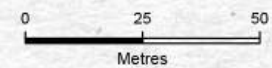
11.52 acres

The Priory

Britwell
Salome

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Note: This plan is for identification purposes only. It is believed to be correct but its accuracy is not guaranteed.
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Tel: 07891 759311 - www.dunstongraphics.co.uk





PROPERTY INFORMATION

Services: Mains water and electricity. Private drainage. Oil-fired central heating. Super-fast 80MB broadband.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments, are specifically excluded but may be available by separate negotiation.

Tenure: Freehold

Local Authority: South Oxfordshire

EPC Rating: E

Council Tax Band: H

What3Words: ///give.multiples.roosts

Postcode: OX49 5LB

Viewings: All viewings must be made strictly by appointment only through the vendor's agents.

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*a view from the front
door.*

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Blue Book.



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