

KINGSTONE LISLE PARK

OXFORDSHIRE

A stunning Grade II
Listed Georgian house
at the heart of a
magical estate.*



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KINGSTONE LISLE PARK

OXFORDSHIRE

Spectacular Entrance and Staircase Hall • Billiard Room • Drawing Room
Morning Room • Dining Room • Study • Kitchen/Breakfast Room • Cellars
Staff Sitting Room • Gun Room • Flower Room

Master Suite with Main Bedroom • Second Bedroom/Dressing Room
2 Bathrooms and Further Dressing Room
7 Guest Bedrooms with 4 Bathrooms • 4 Further Bedrooms and 1 Bathroom
Children's Sitting Room • Linen and Trunk Room • Games Room

Beautiful Formal Gardens • Walled Garden • Swimming Pool • Tennis Court
Lovely Series of 3 Lakes • Paddocks and Parkland with Private Golf Course

The Lodge • Stable House • Laundry Cottage and Gardener's Cottage
Garage Block with Game Larder

Mixed Mature Woodland • Parkland

Pheasant Shoot

**In all about 257.93 acres.
For Sale Freehold.**

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 text.







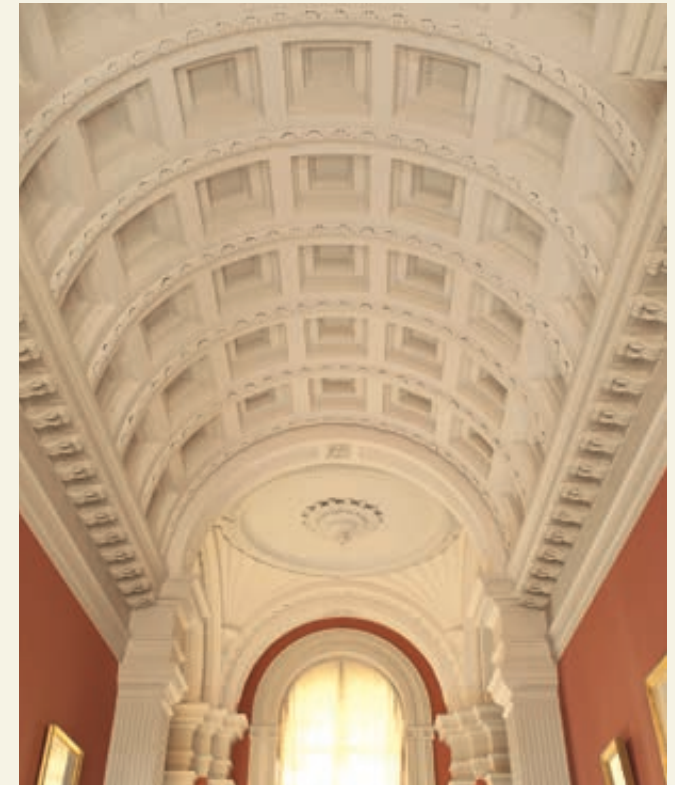


Oxfordshire

- Kingstone Lisle Park is a truly spectacular Estate with one of the most beautiful houses in Oxfordshire at its heart. Situated beside an Area of Outstanding Natural Beauty, the house sits at the end of an immaculate drive in a wonderful parkland setting with formal gardens and lakes. Beyond the immediate parkland and woodland backdrop are far reaching views to the Ridgeway.
- The house is situated in Kingston Lisle and is surrounded by lovely undulating parkland and countryside. The village has a church and a renowned pub, called The Blowing Stone Inn - so named, after a 3ft tall sarsen stone located in the village. Legend has it that King Alfred blew through it to summon the Saxons to fight the Danes.
- Everyday shopping needs, including a Waitrose and Sainsburys, are catered for in the attractive market town of Wantage just to the east, or further afield in the larger centres of Abingdon, Swindon and Oxford.
- Communications in the area are excellent with Didcot Parkway railway station situated only about 13 miles away providing a fast rail service into London Paddington taking around 45 minutes. Junction 14 of the M4 lies around 11 miles away giving access to London, about 76 miles, and Heathrow, which is about 62 miles away.
- The area has excellent recreational facilities, including racing at Newbury; golf at the West Berkshire Golf Course at Chaddleworth; excellent walks, riding and hunting with both the Old Berks and The Vale of White Horse.
- Schools in the area include Downe House and Cheam near Newbury and The Dragon, Summer Fields and St Edward's in Oxford. Others in the close vicinity are Pinewood, St Hughes, Cothill, Radley College and Marlborough.

- Kingston Lisle
 - Wantage 5 miles
 - Didcot 13 miles (London Paddington from 43 minutes)
 - Hungerford 15 miles
 - Newbury 20 miles
 - London 76 miles
- (Distances and time approximate)





Historical Note

- There has been a house on this site for many centuries with the Estate belonging to the de Lisles in the Middle Ages and it is from them that the Parish takes its name. In 1336 Alice de Lisle had licence to impark Kingston Lisle so the Park is likely to date from this period.
- A 12th Century castle used to exist to the north of the present house but was burnt down in 1610.
- In 1538, the Manor was sold to William Hyde of South Denchworth where they remained until they moved to Kingstone Lisle Park in 1617. No trace of a house of this date survives but the present house dates from 1677 as confirmed by a stone plaque on the back of the house bearing this date. George Hyde had the central block built at that time (whilst the wings were added in 1812).
- In 1749, the house was sold to Abraham Atkins but it was Edwin Martin-Atkins (1778-1825) who commissioned Richard Pace to add the wings, the garden front, hall and staircase.
- The identity of the architect, particularly of the unique hall and staircases, remains unknown, though it could well be a pupil of Soane. Whilst there are signs of the work of Charles Cockerell or George Basevi, it was more probably a talented amateur and possibly even Edwin Martin-Atkins himself.
- The current owner's family have lived at Kingstone Lisle Park since 1943.





Kingstone Lisle Park

The Grade II* listed Kingstone Lisle House is approached from the north through stone piers next to The Lodge. An immaculate gravelled drive sweeps up to the front of the house.

Ground Floor

- The front doors lead from a porch into the tunnel vaulted hall and vestibule with doric columns, statues and flying staircase above. It was described in a 1971 Country Life article as ‘the extraordinarily spectacular hall and staircase, which are surely one of the most breath-taking surprises to be found in an English country house’.
- Off the hall is the billiard room with curved bay window and fireplace depicting King Alfred due to his birth place in nearby Wantage. Off the hall, are the equally spacious high ceilinged dining room and drawing room, the latter with Adam fireplace and wonderful south westerly views. In addition on the ground floor is the original panelled morning room, octagonal study, kitchen/breakfast room, butler’s pantry, larders, flower and gun room and staff sitting room. The ground floor is equally suited to family life or entertaining on a grand scale.
- There are extensive cellars with three binned wine stores and further storage.

First and Second Floor

- The remarkable staircase rises up to the first floor which on the garden front has the large master bedroom suite incorporating the main bedroom, a second bedroom/dressing room, two bathrooms (one with shower) and further dressing room.
- From the main landing, a flying staircase rises to the upper first floor ‘guest wing’ with two double bedrooms and adjoining bathroom. A second staircase then rises over the hall to a second guest floor with four double bedrooms and two bathrooms. In addition on the first floor is the children’s wing with four bedrooms, bathroom, children’s sitting room, linen room, and nanny’s ensuite bedroom.
- The attic has a further bedroom, bathroom and trunk room.





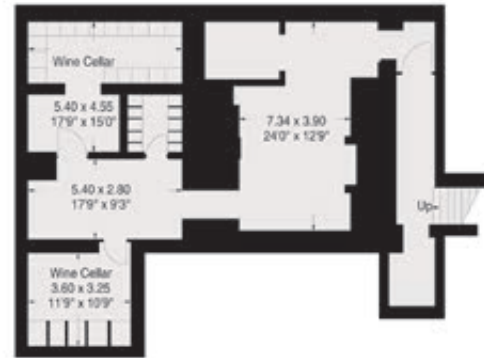




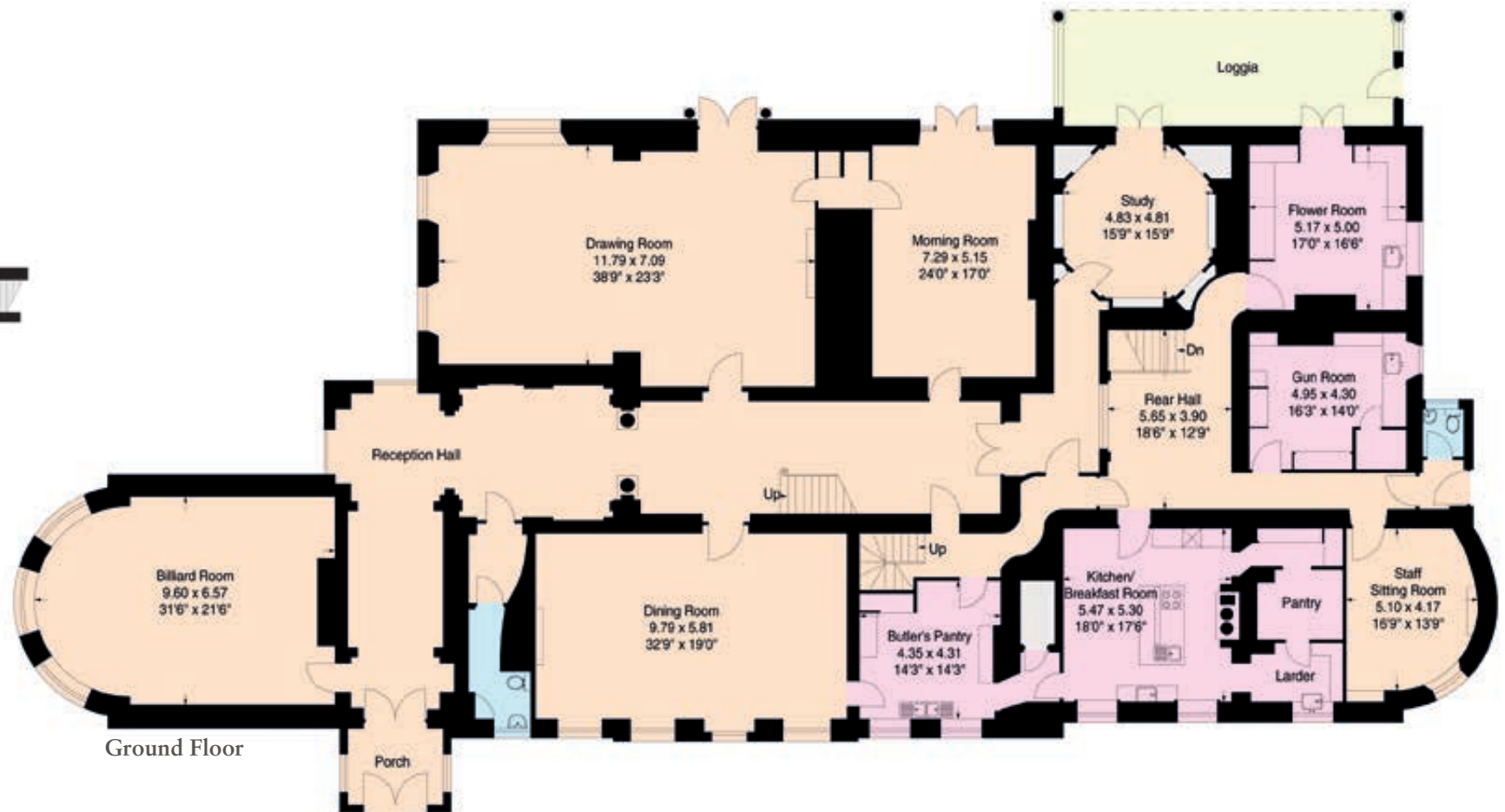
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area
Main House: 1639 sq.m. or 17643 sq.ft.

This plan is for guidance only and must
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Cellar



Ground Floor



First Floor



Second Floor



Upper First Floor





Gardens and Grounds

- To the north east of the house, the drive is flanked by immaculate lawns which are interspersed with mature specimen trees and topiary Yews. These Yews flank a path which runs to the east of the house with views over the park, lakes, and on to the main gardens to the south west of the house. Here is the large south lawn with fountain and stunning views up to the Ridgeway. There are beautiful mature trees, immaculate Yew hedges, and pleached lime sheltering the recently resurfaced tennis court. Beyond is a croquet lawn and further wooded walkways.
- The walled swimming pool with changing rooms is to the north west of the house. Behind the pool area are the dog kennels, pool boiler room and wood store. Beyond is the old part walled garden, the majority of which is currently laid to grass, although there is a vegetable garden with a series of potting sheds.
- Beyond the immediate garden is rolling parkland leading down to the three lakes and woodland. Above the lake is a private golf course maintained to an impressive standard with 18 tees and 5 greens.



Laundry Cottage

Estate Houses and Buildings

There are four additional properties on the Estate all of which are a short distance from the main house and offer overflow guest houses, staff accommodation or rental opportunities.

The Lodge

The Grade II listed Lodge at the head of the drive comprises a hall, dining room, sitting room, kitchen and WC on the ground floor, with two bedrooms and bathroom upstairs. It has oil fired central heating and having recently been refurbished is let on an Assured Shorthold Tenancy for £1290 per month.

Laundry Cottage

Immediately to the north west of the house, Laundry Cottage is currently lived in by the housekeeper. It has an open plan kitchen and sitting room on the ground floor with two bedrooms and a bathroom upstairs. It is heated by a Rayburn. Laundry Cottage is occupied under a service occupancy.

Gardener's Cottage

Gardener's Cottage sits in the walled garden and has a hall, sitting room, dining room, kitchen, WC, larder and utility, along with four bedrooms and a bathroom upstairs. It is heated by night storage heaters. It is let on an Assured Shorthold Tenancy for £1,200 per month.



The Lodge



Gardener's Cottage

Stable House

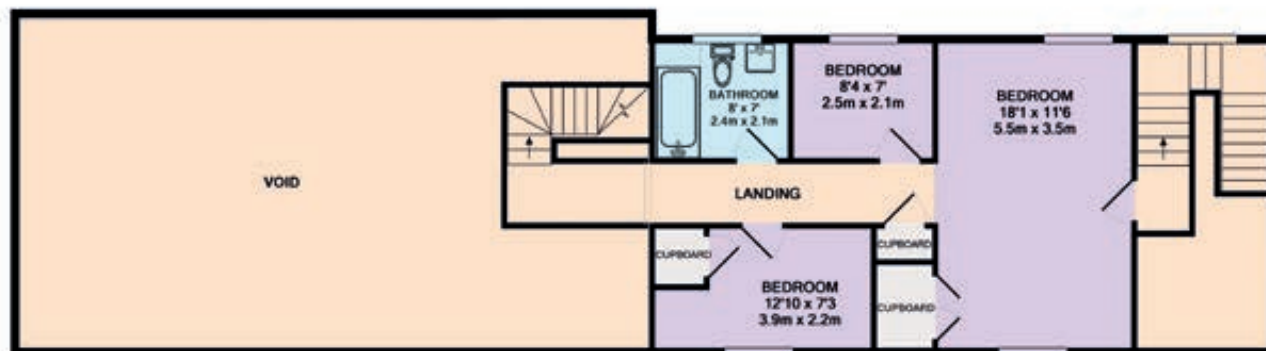


Stable House

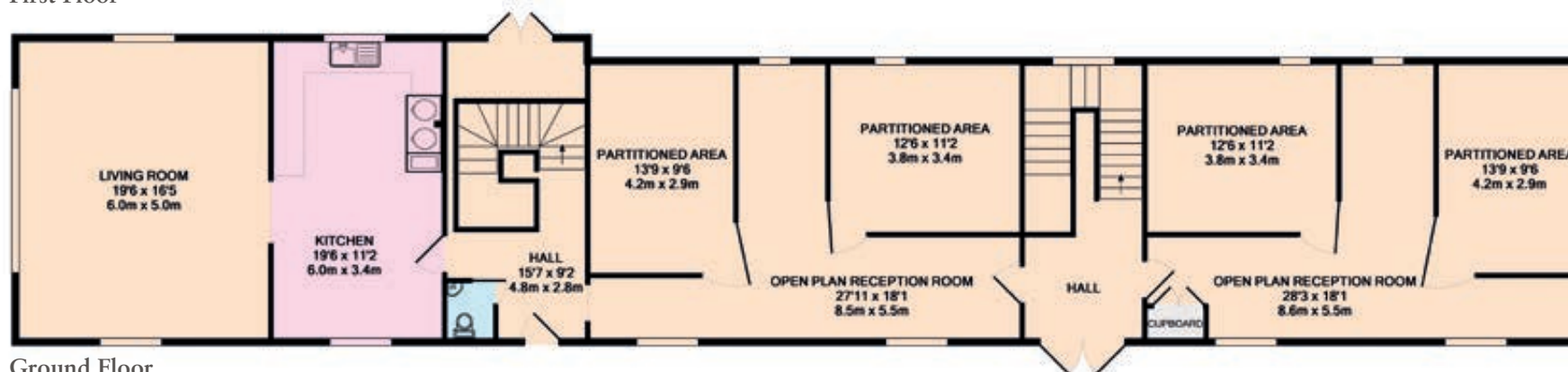
The Grade II listed Stable House is at the far end of the walled garden and is currently occupied on an Assured Shorthold Tenancy for £1,935 per month. Constructed of chalk bricks, the old stable block retains its clock tower and has a kitchen, large sitting room, WC and several further reception areas incorporating the original loose boxes, along with 3 bedrooms and a bathroom upstairs. It has an oil fired Rayburn for heating.

Other Buildings

Opposite the Stable House are the old estate garages which have planning permission to convert into a new Estate Office. There are a further range of machinery and storage buildings.



First Floor



Ground Floor

Stable House
Approximate Gross Internal Floor Area
235.6 sq.m. or 2536 sq.ft.

Sporting

- There is excellent stalking on the estate with muntjac, roe deer and some large herds of fallow.
- In addition, there is fishing of the series of lakes below the house. The Estate has been laid out with shooting in mind and takes full advantage of the diversity in terrain.
- Around the house are a number of classic parkland drives along with some duck shooting off the lakes.
- There are some excellent high pheasant drives to the south of the house as the land rises through the large mixed woodland to The Ridgeway.





The Estate

- Kingstone Lisle Park has a delightful mix of terrain and countryside. As you stand at the main house looking to the south west over the undulating parkland and expanses of woodland as they rise up to the Ridgeway, it is easy to see why a house was built here, it is a stunning outlook from the main house.
- The land around the house is dominated by the wonderful parkland with rolling valleys, lakes and interspersed with mature mixed woodland.
- Beyond the series of lakes and golf course is further rolling parkland interspersed with large mature plantations which make up the core of the parkland shoot.
- The land is Grade 3 with loamy soils and rises to lime rich soils over chalk to the south.





Just to the south of the main park is gently rising woodland and grassland. At its core is the Warren a well-managed and easily accessed block of mixed woodland. This wood is the basis of two of the best drives on the estate. Below the main wood is a further conifer plantation surrounded by grazing and horse paddocks.

The woods are alive with an abundance of wildlife including roe, fallow deer, hares and other game.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale freehold with the benefit of vacant possession subject to the occupation of cottages.

Farming Arrangements

There are four paddocks that are let for £1,800 to £1,900 per paddock per annum.

The majority of the grass and arable land is let under an annual farm business tenancy that can be terminated with one month's notice.

Single/Basic Payment Scheme

The vendors will use their reasonable endeavours to transfer Single/Basic Payment Entitlement to the Purchaser. Single/Basic farm payment for the current harvest year is reserved by the vendor.

Sporting, Timber and Mineral Rights

The sporting rights are included in the freehold sale but are reserved by the vendor until 28th February next. The timber and mineral rights are included in the freehold sale.

Easements, Wayleaves and Rights of Way

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. The estate is extremely private with the only public rights of way crossing the estate in the far north east corner of the land.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy himself as to the description of the property. Any error or mis- statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Services

Metered water from a private supply that is fed by Thames Water, mains electricity, mains drainage and oil-fired central heating unless otherwise stated.

Fixtures and Fittings

All fixtures, fittings and chattels, whether referred to or not, are specifically excluded from the sale, including carpets, curtains, light fittings, mirrors, freestanding domestic and electrical items, garden statuary and machinery and agricultural machinery.

VAT

Any guide price quoted or discussed are exclusive of VAT. In the event that that sale of a property or part of it or any right attached to it becomes chargeable for the purposes of VAT, such Tax will be payable by the purchaser.

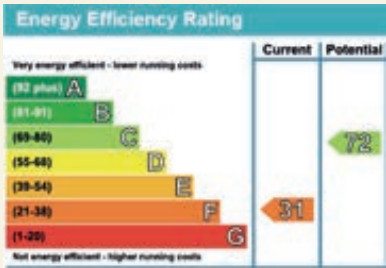
Tenancies

Further information on all of the property occupancies can be obtained from the joint agents.

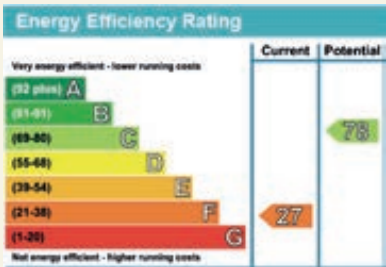
Viewings

All viewings are strictly by appointment with vendor's joint agents.

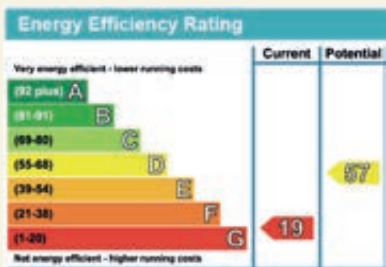
The Lodge



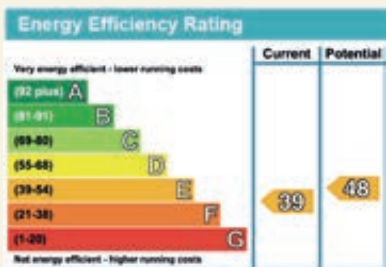
Laundry Cottage

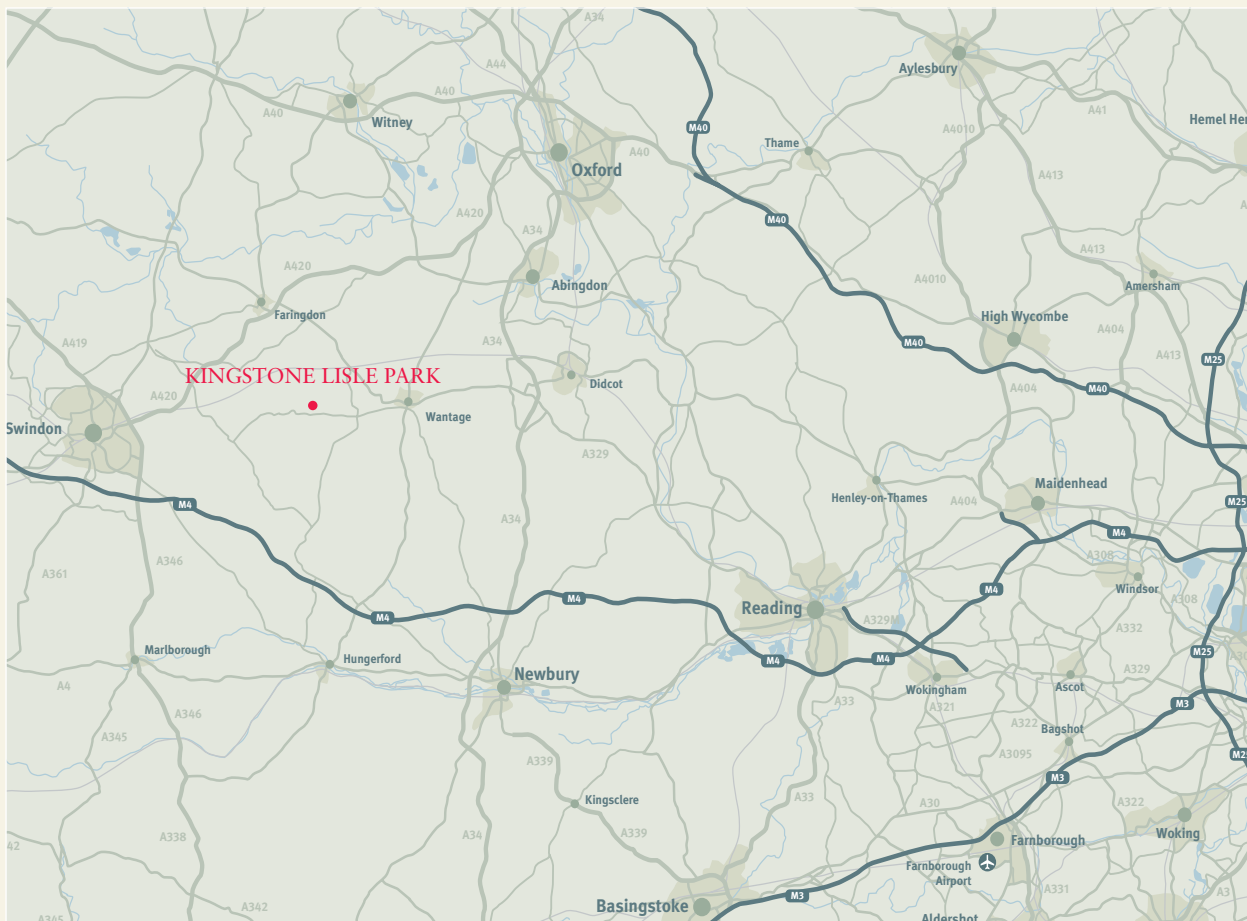


Gardener's Cottage



Stable House





Directions

Post Code: OX12 9QG

From London take the M4 to junction 14 and head north on the A338 towards Wantage.

After a few hundred yards take the first left signed to Lambourn on the B4000. After 3.3 miles turn right staying on the B4000 to Lambourn. Continue straight through Lambourn over the cross roads leaving the

church on your left. After 1.4 miles, take a slight left turn signed to Seven Barrows and Kingston Lisle. Follow the road for 3.6 miles and head straight over the cross roads at the bottom of the hill. Passing the Kingston Lisle village sign, continue for 100 yards and turn right. The main gates and Lodge will be directly in front of you.



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