THE MANOR HOUSE

WOODEND · NORTHAMPTONSHIRE

THE MANOR HOUSE

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Towcester 6 miles, Banbury 13.6 miles, Northampton 15.9 miles, Milton Keynes 18.3 miles
(All mileages are approximate)

Handsome country living. Fulfil your dreams

LOT 1: THE MANOR HOUSE

Entrance hall • Dining hall • Drawing room • Sitting room • Study • Games room • Kitchen/breakfast room
Two cloakrooms • Laundry/boot room • Cellar

Six bedrooms • Two bathrooms • Two en suite bath/shower rooms • Loft storage

Extensive landscaped gardens • Outdoor heated swimming pool • Hard (carpet) floodlit tennis court

Attached traditional stone barn comprising workshop, garden store, loft over (offering potential for home office)
Double car port and lock-up garage • Ample private parking.

About 0.96 acres.

LOT 2: SEPARATE PARCEL OF LAND

Two fields laid to pasture • Stone barn • Two field shelters

In all about 5.05 acres

Available as a whole or in two lots

FISHER GERMAN
50 South Bar
Banbury
Oxfordshire OX16 9AB

Tel: 01295 271555
banburyagency@fishergerman.co.uk

SAVILLS BANBURY
36 South Bar
Banbury
Oxfordshire OX16 9AE

Tel: 01295 228000
banbury@savills.com

Your attention is drawn to the Important Notice on the last page of the text

SITUATION

- Woodend is an attractive South Northamptonshire village, 6 miles to the west of Towcester. Close by are the villages of Blakesley and Bradden, with Blakesley offering a primary school, post office and stores, parish church, children's playground, play group and village hall.
- Brackley, Towcester, Banbury, Northampton and Milton Keynes offer a wide range of shops, services and amenities. The market towns of Brackley and Towcester are nearby for day to day amenities including banks, boutiques, Tesco and Waitrose supermarkets. Banbury, Northampton and Milton Keynes are not far for more extensive shopping and cultural activities.
- Located close to the A43 and the A5, and between the M40 J11 (14 miles) and the M1 Jct15A (11.5 miles), Woodend has excellent transport links to London, Milton Keynes and the Midlands. There are regular mainline train services from Milton Keynes to London Euston (from 35 minutes) and Banbury to London Marylebone (from 57 minutes).
- The area benefits from excellent schools including the local Primary Schools in Blakesley and Weedon Lois. Comprehensive School, Sponne (Towcester). Preparatory and Public Schools can be found at Winchester House (Brackley), Beachbrough (Westbury), Stowe, Bloxham and Tudor Hall (Bloxham).
- Sporting activities in the area include horseracing at Warwick and Stratford-upon-Avon; motor racing at Silverstone; theatres at Northampton and Milton Keynes; golf at Farthingstone, Whittlebury and Stowe.

DESCRIPTION

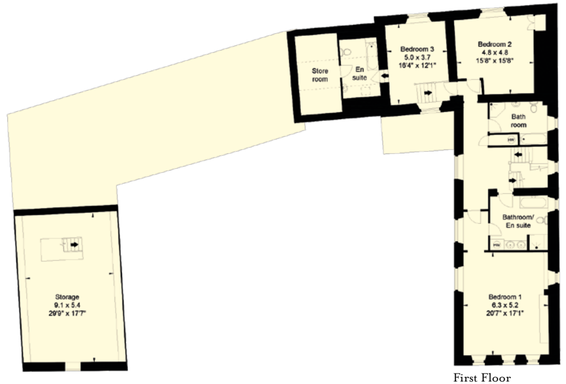
Lot 1 - The Manor House
(as shown shaded pink on the lotting plan).

A handsome Grade II* Listed house with origins back to the mid 17th century with later additions.

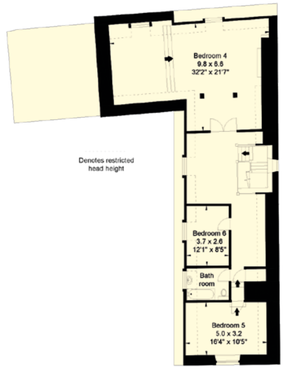
The property is of stone construction under a pitch tiled roof and offers a wealth of period features including open fireplaces, fine open-well staircase with fat turned balusters, exposed timbers, flagstone flooring, sash windows and window seats.

The ground floor accommodation is spacious and flows well from the central dining hall to an impressive drawing room with generous ceiling height and a wall of full height french windows giving a glorious aspect onto the garden. You enter a more informal part of the house with the family sitting room, study and farmhouse kitchen. Here there is scope to open the kitchen up into the study subject to the relevant consents (see planning below). Beyond, the full workings of a family home come to the fore with generous laundry cum boot room and impressive games/party room for all year round entertaining. From here there is access into the attached stone barn. Ample cellarage completes the must have list.

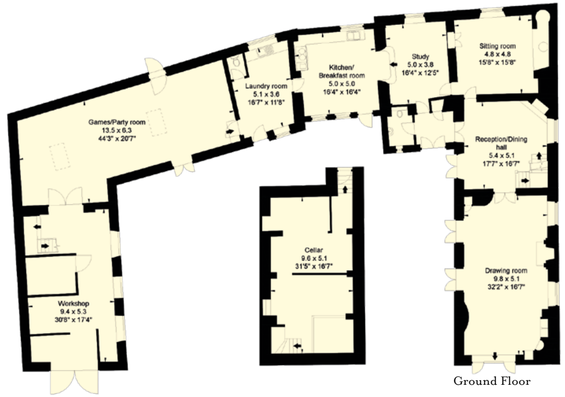
The property is perfect for family living with three principal bedrooms, all with generous ceiling heights, on the first floor. On the second floor are three secondary bedrooms ideal for a growing family or guests. Here there is scope to create a further en suite bathroom (see planning below). All the bedrooms are complimented by four bath/shower rooms and ample loft storage.



First Floor



Second Floor

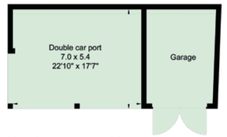


Ground Floor

THE MANOR HOUSE

Approximate Gross Internal Area:
Main House: 690 sq.m. / 7,430 sq.ft.

Not to scale. For identification purposes only.



Not shown in actual location/orientation

GARDEN AND GROUNDS

The property is approached up a private drive to an ample parking and turning area to the side of the house and double car port and garage beyond. It is true to say that the back of the house facing the village lane belies the real essence of this important house, while the entrance elevation truly benefits from the space and privacy created by the delightful and ample landscaped gardens. More importantly, from here one can full appreciate the views over open countryside.

The gardens are an important aspect of The Manor House and have been a focus of the current owner. Walled, but with views over open countryside to the north and east, they make for the perfect setting and escape for those seeking space and privacy. Recent additions include a heated outdoor swimming pool and hard (carpet, floodlit) tennis court. There is also a delightful west-facing flagstone terrace for entertaining.

There is a charming traditional Grade II Listed stone barn attached to the house providing workshop, garden store and loft over. This barn can be accessed from the games/party room and offers scope for the loft to be converted to a home office or secondary accommodation subject to the relevant consents (see planning below).

In all the house, gardens and grounds extends to about 0.96 acres.

The photographs demonstrate the highlights which include fabulous architecture, excellent proportions, generous ceiling heights, considerable natural light flooding through sash windows and French windows, an amazing drawing room, scope to further improve the accommodation, beautiful gardens, views and land. It is rare to find such a magical gem particularly given easy reach of excellent local schooling and good communication links, particularly to London.

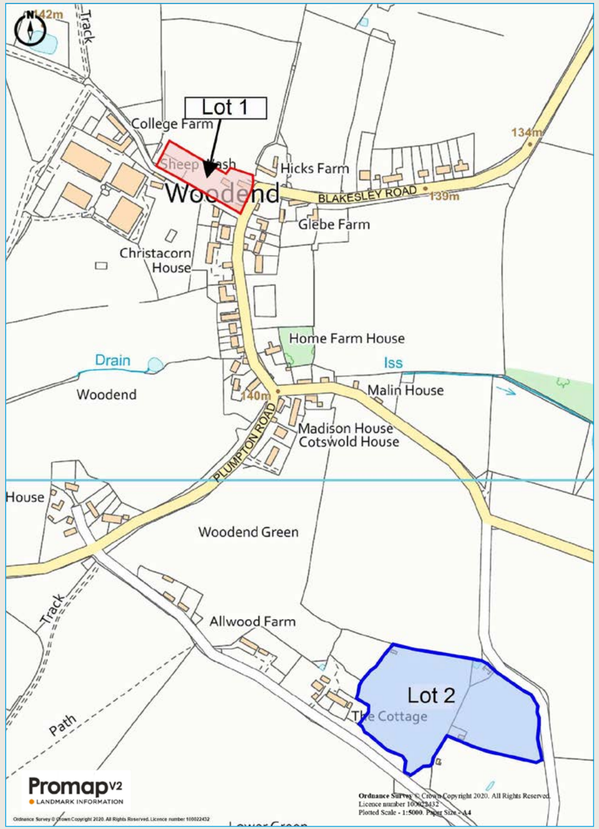
LOT 2 – SEPARATE PARCEL OF LAND WITHIN WOODEND

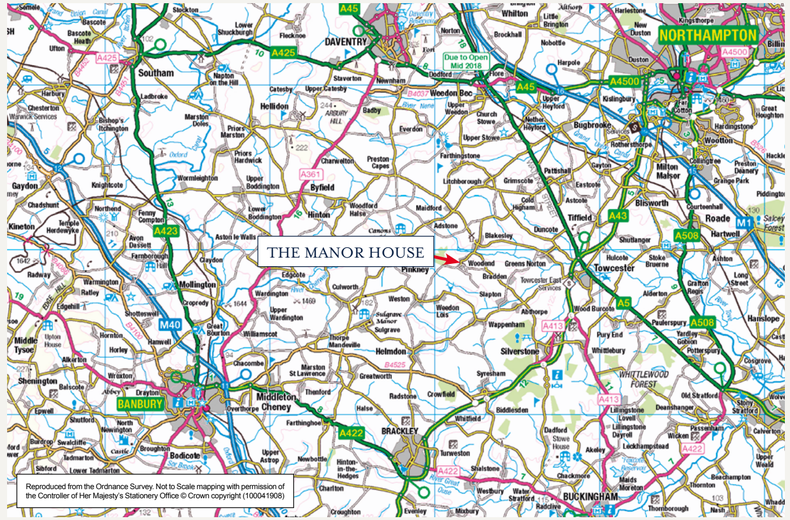
(as shown shaded green on the lotting plan)

A short distance from the main house are two useful pasture fields with gated access a stone barn and two field shelters. In all about 5.05 acres.

ACCOMMODATION

See floor plans.





PLANNING

A recent planning and listed building pre-application for various improvement works has been positively received by South Northamptonshire District Council. These works include the creation of a larger kitchen and breakfast room by opening up the study, an en suite to bedroom four on the second floor and a home office within the attached stone barn. For further information please contact the vendor's agents.

SERVICES

Mains water, electricity and drainage. Oil central heating. BT connected subject to the usual transfer regulations. Broadband.

LOCAL AUTHORITIES

South Northamptonshire District Council
Brackley Road, Towcester, Northamptonshire, NN12 7AE
Tel: 01327 322322

COUNCIL TAX

BAND: G

TENURE

FREEHOLD

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. curtains are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

DIRECTIONS (NN12 8RX)

From Banbury head out on the A422, over the M40 junction and at the roundabout at the top of the hill take the first exit onto the B4525. Follow the road for about 3 miles until you come to a left turn signposted Thorpe Mandeville/Culworth. After 3 miles turn right at the junction signposted Weedon Lois/Wappenham. Follow this road through the village of Weston, until you reach the triangular green and turn left onto Plumpton Road signposted Woodend. Continue through Plumpton and the lane leads onto Main Street in Woodend. Follow the road and at the right hand bend the entrance to The Manor House can be found on your left.

VIEWINGS

By appointment with Savills and Fisher German. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of our staff who has seen the property in order that you do not make a wasted journey.

IMPORTANT NOTICE:

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