



Charming village property

Westhorpe Manor, Greatworth, Northamptonshire





Charming character property • lovely village setting • a wealth of period features throughout • generous bedrooms • south facing garden • garage carport and off road parking

Local information

Greatworth has a primary school, village shop and post office, family pub/restaurant, parish and Methodist church.

A wider range of amenities can be found at the nearby market towns of Banbury and Brackley and, further afield, at Oxford, Northampton and Milton Keynes.

Educational facilities are excellent including the village primary school, local secondary school at Middleton Cheney (Chenderit), grammar system in Buckingham and private schools at Brackley (Winchester House) and Overthorpe (Carrdus), Stowe, Bloxham and Tudor Hall.

Communications - mainline train station at Banbury and King's Sutton to London Marylebone and Paddington, Milton Keynes to London Euston. Junction 11 of the M40 to London and the Midlands. A43 linking the M40 and the M1.

Sporting activities in the area include golf at Middleton Cheney (approximately 4.7 miles); motor racing at Silverstone (approximately 9.1 miles); sports and indoor swimming centres at Banbury, Brackley and Towcester.

About this property

Believed to date back to the 17th Century, Westhorpe Manor is a charming village property, previously part of Marston Estate. It is not listed, but is situated

within the conservation area.

Upon entering the property, you are welcomed into an impressive drawing room which was once two separate rooms. It has now been opened into one spacious room, filled with period features such as stone mullion windows, an inglenook fireplace with wood burning stove, exposed stone wall and beams, and also window seats. Leading off of the drawing room is the garden room. Another well-proportioned room with lots of light, underfloor heating and access to the garden.

On the other side of the house is the kitchen and informal dining area. The kitchen is a good size and has an island in the middle, making it the perfect hub for a family. There is space for seating and a dining table, a log burner, Rayburn, electric hob and oven, a good sized pantry and plenty of other storage cupboards.

Next to the kitchen is a generous boot room, cloakroom and utility room, perfect for coming in out of the cold with muddy dogs. The utility room offers underfloor heating, separate sink and space for a washing machine/ tumble dryer etc.

Upstairs, leading off a light-filled landing there is the principal bedroom with its own fireplace and separate bathroom. There are a further two impressive size double bedrooms with a shower room and separate WC.



On the second floor, there is a further two generous double bedrooms and a separate shower room in between.

To the rear of the property, the garden is full of character and mainly laid to lawn with shrub borders, gravel pathways, mature trees and a wonderful patio area with pergola. The perfect space for summer entertaining with a south facing garden.

The driveway is gated and boasts a newly built garage and double car port, with space for more parking on the drive. There is also an outer stone building which is currently being used as an office. It has power, lighting, heating and superfast broadband.

DIRECTIONS

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 4 miles until you come to a right turn signposted Greatworth. Follow this road into the village. When you reach the grass triangle on your right, turn right. Westhorpe Manor can be found immediately on your right hand side. There is a front garden with gravelled path to the front door.

SERVICES

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

COUNCIL TAX BAND: F

LOCAL AUTHORITIES

West Northamptonshire District Council
Tel: 01327 322322

POSTCODE: OX17 2EA

TENURE: FREEHOLD

Viewing

Strictly by appointment with Savills





Westhorpe Manor, Greatworth, Northamptonshire

Gross internal area (approx) 3155 sq.ft

Outbuildings 658 sq.ft

Total 3813 sq.ft

Francesca Moss

Savills Banbury

01295 228007

francesca.moss@savills.com



savills

savills.co.uk

Westhorpe Manor, Greatworth

Gross internal area (approx):

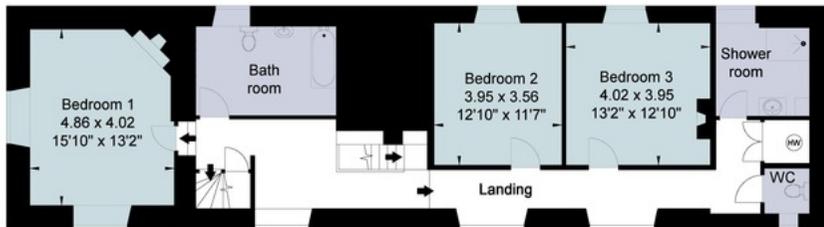
House: 293 sq m (3,155 sq ft)

Outbuildings: 61 sq m (658 sq ft)

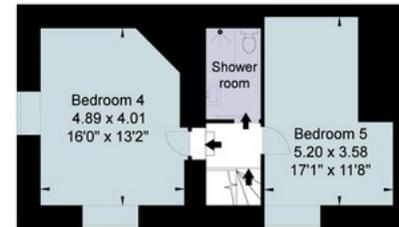
Total: 354 sq m (3,813 sq ft)

For identification only. Not to scale

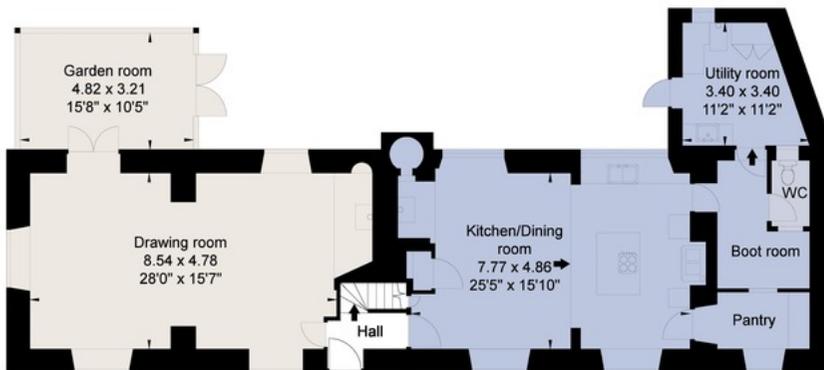
© www.cotswoldplans.co.uk 01386 430176



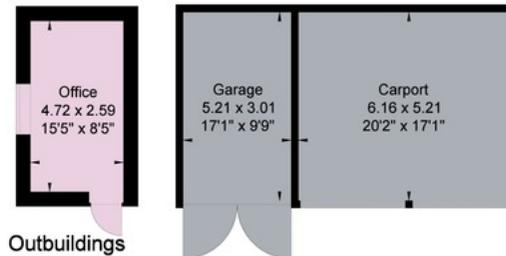
First floor



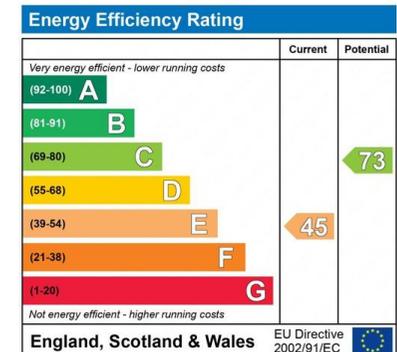
Second floor



Ground floor



Outbuildings
Not shown in actual location / orientation



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22022070 Job ID: 156700 User initials: FM

