

# CULWORTH HOUSE

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M40 (J11) 7.5 miles • Banbury 8 miles  
(Banbury to London Marylebone from 57 minutes)  
Brackley 10 miles • Towcester 15 miles • Oxford 33 miles  
Birmingham Airport 46 miles • London 82 miles  
(Approximate distances/times)

### *Elegant country house with tremendous potential*

A substantial Grade II Listed Georgian house with later additions offering 13,843 sq ft (GIA) of accommodation plus cellars

Formerly a nursing home (now closed) with potential for alternative uses subject to the relevant consents.

Extensive mature gardens • Pond and Parking

**In all about 4.9 acres**



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www.savills.com

YOUR ATTENTION IS DRAWN TO THE IMPORTANT NOTICE ON THE LAST PAGE OF THE TEXT



## SITUATION

The Conservation village of Culworth is situated in rolling countryside within the renowned 'Golden Triangle' on the Oxfordshire/Northamptonshire border.

The village has a thriving community and amenities include a parish church, primary school, butcher/grocery shop and public house.

More extensive facilities are available at the nearby market towns of Banbury and Brackley.

Independent schools in the area include prep:- Winchester House, (Brackley), Beachborough, (Westbury), The Carrdus, (Overthorpe). Public schools are Bloxham and Tudor Hall, (Bloxham), Stowe and Rugby.

Communications are excellent with access onto the M40 just to the east of Banbury (7.5 miles) and also junction 15A of the M1 (15 miles). Main line stations at Banbury to London/Marylebone (from 57 minutes) and Milton Keynes to London/Euston (from 35 minutes).

Sporting facilities in the area include golf at Hellidon, Tadmarton and Middleton Cheney; horse racing at Towcester, Stratford-upon-Avon and Warwick; motor racing at Silverstone and a full indoor sports complex at Banbury. Oxford and Stratford-upon-Avon are both within reach for excellent cultural facilities.

## DESCRIPTION

An established former nursing home in an edge of village position backing onto countryside on the border of Oxfordshire and Northamptonshire.

Substantial Grade II Listed Country house of mid 18th century origins, remodelled in the 19th century.

Formerly a private house and converted into a nursing home in 1987. The property is predominately of square coursed ironstone under a hipped slate roof. The service wing to the rear has rendered elevations.

Wealth of period features including fireplaces, sash windows, wood-panelled walls and an early 19th century principal staircase with turned balusters.

Extensive accommodation on three floors with a two storey service wing offering versatile accommodation including a self-contained staff flat.

The property is now in need of extensive modernisation.

Currently C2 use, there is considerable potential for alternative uses subject to the relevant consents. Alternative uses include reversion to a single private residential dwelling, conversion to residential apartments, hotel/wedding venue, offices, residential training facility.

Extensive gardens and grounds of approximately 4.9 acres including a pond.









## CULWORTH HOUSE

Approximate Gross Internal Area

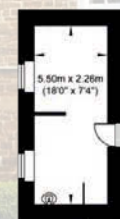
Ground floor: 561 sq m (6,039 sq ft) including outbuilding

First and Second floors: 725 sq m (7,804 sq ft)

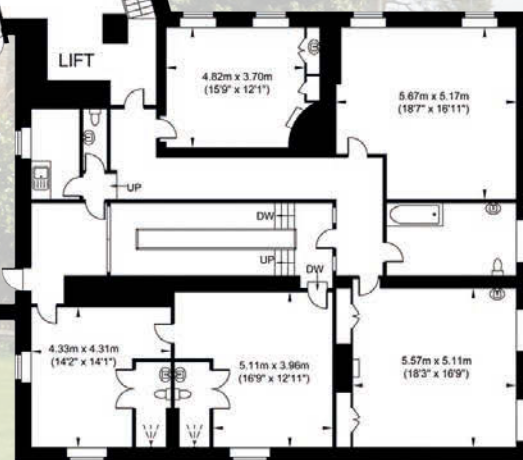
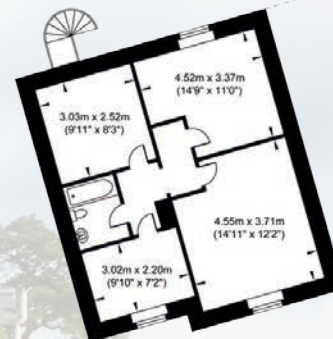
Cellars: 116 sq m (1,249 sq ft)

Total: 1,402 sq m (15,092 sq ft)

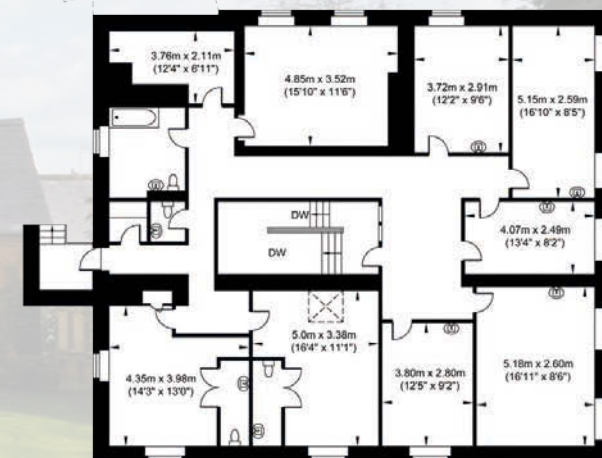
For identification only - Not to scale



Upper Ground



First Floor



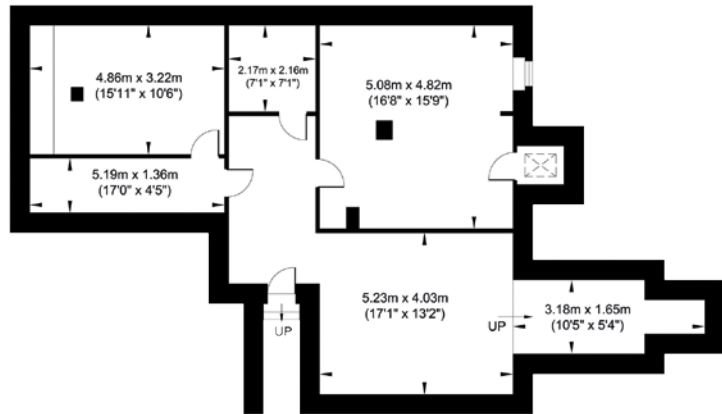
Second Floor

# CULWORTH HOUSE

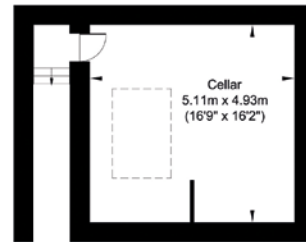
Approximate Gross Internal Area

Cellar: 116 sq m (1248.61 sq ft)

For identification only - Not to scale



Cellar 1



Cellar 2



## AGENTS'S NOTE

Within the original grounds, but outside the sale of Culworth House, are sited five close care lodges. These care lodges currently enjoy a right of way through the main entrance to a shared parking area on the main driveway, where there are 5 allocated parking spaces.

## SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

**TENURE:** Freehold

## RIGHTS OF WAY AND EASEMENTS

The property is to be sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist, whether they are specifically mentioned in these particulars or not.

## RESTRICTIVE COVENANTS

The sale of the property will be subject to a number of restrictive covenants. For further information please contact the Selling Agent.

## DISTRICT COUNCIL

South Northamptonshire District Council  
Tel. 01327 322322

**COUNCIL TAX BAND:** G

## FIXTURES AND FITTINGS

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

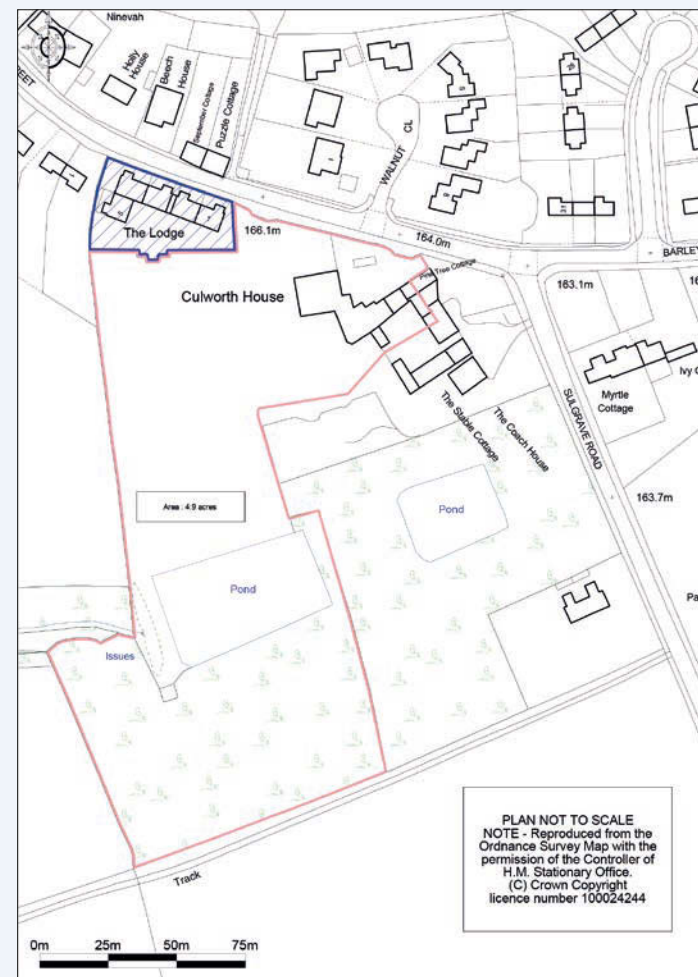
**POSTCODE:** OX17 2AT

## DIRECTIONS

From Banbury, M40 (J11), take the A422 towards Brackley. At the end of the dual carriageway turn left at the roundabout onto B4525 as signed towards Northampton. After about 3 miles turn left, as signed to Thorpe Mandeville and Sulgrave. Passing signs to Thorpe Mandeville on the left and Sulgrave on the right take the next left turn into Culworth. Follow the road into Culworth and just after the sharp left hand bend, take the second entrance (ornate gated main entrance) on the left into Culworth House.

## VIEWINGS

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property.



**Important Notice** Savills, their clients and any joint agents give notice that:  
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Details prepared: September 2017. Photographs taken: April 2017. 17/06/11 EH.

