



Spacious edge of village living

The Old House, Thorpe Mandeville, Oxfordshire OX17 2EY

Period home in an edge of village setting • Character features alongside contemporary living • High ceilings and generous reception rooms • Landscaped gardens • Off road parking • Separate home office/studio

Local information

Thorpe Mandeville is a pretty village with a public house and church surrounded by glorious countryside.

Conveniently located five miles from the M40 motorway (J11) linking London with Birmingham.

Well regarded schools at Culworth (primary) and Middleton Cheney (secondary).

Excellent local private schools at Bloxham, Tudor Hall, Winchester House, Beachborough, St John's Priory and Carrdus (preparatory).

Within six miles of Banbury's facilities and not far from larger centres of Northampton, Oxford, and Milton Keynes.

Rail service from Banbury to London Marylebone in approximately 55 minutes.

Local sporting and leisure activities include golf at Chacombe, horse racing at Cheltenham; motor racing at Silverstone; indoor sports complex with swimming pool in Banbury; theatre and museums in Oxford and Stratford-upon-Avon.

Regular bus service to Banbury and Brackley.

Approximate distances: M40 (Junction 11) 5 miles, Banbury 6 miles (trains to London Marylebone from approx 55 minutes), Northampton 24 miles, Oxford 33 miles.

About this property

A traditional style stone built detached period property situated within enclosed grounds on the edge of the village. Originating from the 18th Century with later additions, the owners have created a wonderful contemporary living space with high ceilings and generous room sizes.

There are a wealth of period features including open fireplaces, stone mullion windows, exposed timbers and floor boards.

The kitchen/breakfast room has double aspect views to the front and back gardens with island unit, fitted wall and base units and Aga. This leads through to the spacious separate dining room with double doors leading out onto the garden.

There are three further generously proportioned reception rooms, sitting room with wood burning stove, and drawing room with wood burning stove and playroom. This could be used as a utility/boot room as it has direct access to the back garden.

There is currently a large well-appointed utility room with fitted sink and storage units.

On the first floor is the principal bedroom with en suite shower room. There are five further large bedrooms with a separate cloakroom, wet room and family bathroom.





There are beautiful landscaped gardens to the front and rear of the property. The property can be accessed through solid wooden gates offering plenty of off road parking. The current stable block used to be a garage which could easily be converted back. There are a number of useful storage sheds and plenty of hard standing for vehicles.

The home office/studio is connected to mains electricity and has a wood burning stove with tiled floor and glass doors which can be folded back to give you that wonderful inside outside feeling.

This property offers so much flexible accommodation for families or for those needing space to work from home.

SERVICES: Mains water, electricity and drainage are connected to the property. Oil fired central heating. BT connected subject to the usual transfer regulations.

COUNCIL TAX BAND: G

LOCAL AUTHORITY
South Northamptonshire District Council
Tel: 01327 322322

TENURE: FREEHOLD

Viewing

Strictly by appointment with Savills









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Gross internal area (approx) 3,090 sq ft

Outbuildings 603 sq ft

Total 3,693 sq ft



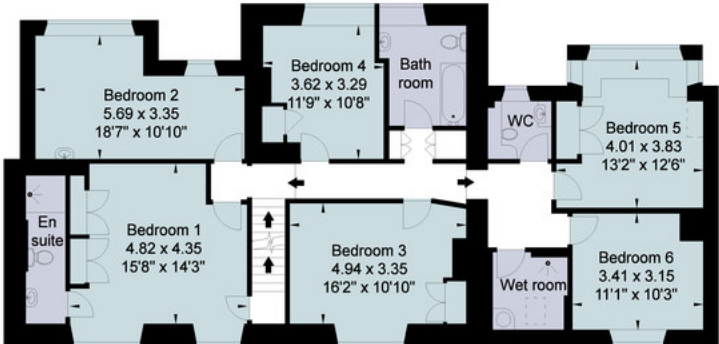
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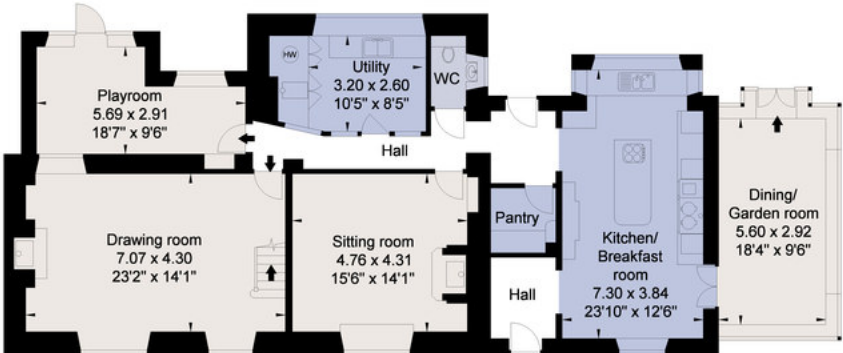
Gross internal area (approx):
House: 287 sq m (3,090 sq ft)
Outbuildings: 56 sq m (603 sq ft)
Total: 343 sq m (3,693 sq ft)
For identification only. Not to scale
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First floor



Second floor



Ground floor



Outbuildings
Not shown in
actual location /
orientation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		39
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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