



# Handsome village house with wonderful gardens

**The Old Manor House, Shutford, Oxfordshire**

Guide £895,000 Freehold

**savills**

Handsome character property • Lovely village location  
• In need of modernisation, with exciting potential  
• Spacious and flexible accommodation • Charming gardens • In all 0.74 acres

#### Approximate distances

Banbury 5 miles, Shipston-on-Stour 12 miles, Chipping Norton 11 miles, Stratford Upon Avon 16 miles, Oxford 34 miles

#### Situation

Shutford lies 5 miles to the west of Banbury, on the edge of the Cotswolds in North Oxfordshire. With origins dating to Saxon times and earlier, the church of St Martins has Norman origins. The village is full of historical buildings built from the local Hornton stone, with pub, church, recently refurbished village hall and children's play area. Nearby Sibford has a village shop and post office. The market town of Banbury (5 miles) offers shopping facilities, cinema, restaurants, bars and a sports complex. More extensive facilities can be found in Chipping Norton, (11 miles) Shipston on Stour, (11 miles) Stratford upon Avon, (16 miles) and Oxford (34 miles.)

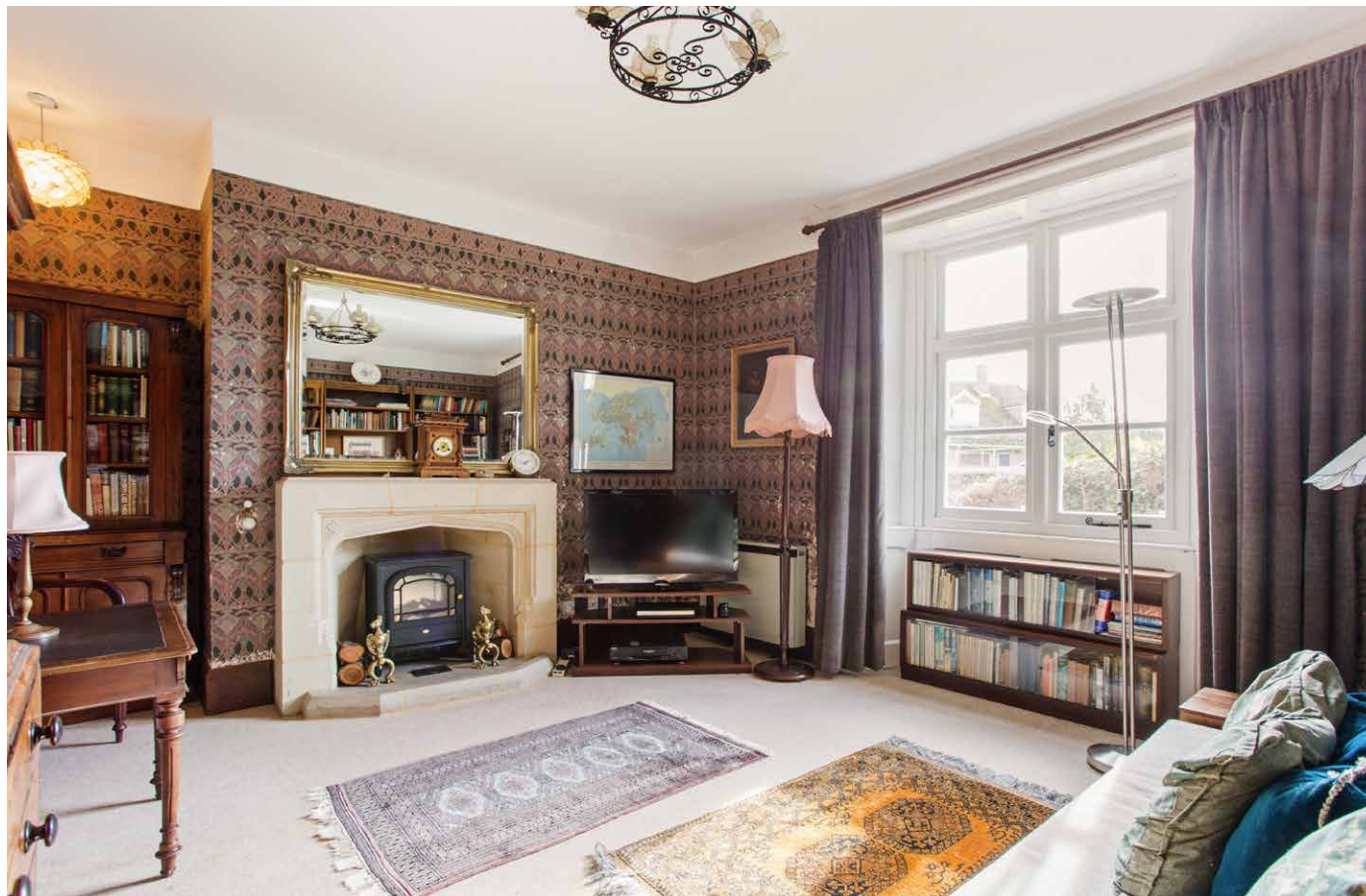
Excellent communication links with equidistant access to the M40 at Banbury (J11) for the South and Gaydon (J12) for Birmingham and the North. Mainline train services from Banbury to London Marylebone (from 56 minutes). Birmingham International Airport is 39 miles away.

There are excellent local schooling facilities including the primary school in Shenington.

The village is in the Priority Area for the Warwickshire Grammar Schools at Stratford-upon-Avon - King Edward VI (KES) for boys, Stratford Grammar School (for girls). For private schooling - Kings High (girls), Warwick (boys), Tudor Hall Girls, Bloxham (co-ed) and Sibford. Preparatory schools in the area include St Johns' Priory (Banbury), Carrdus (Overthorpe), Sibford, Kitebrook (Moreton-in-Marsh), The Croft (Stratford-upon-Avon) and Warwick Prep.

Sporting and leisure activities in the area include golf at Tadmarton Heath, Rye Hill and Brailes; theatres at Chipping Norton, Stratford upon Avon and Oxford; Soho Farmhouse private members club at Great Tew; indoor sports complex, cycling club and cinema in Banbury, motor racing at Silverstone and British Motor museum at Gaydon; horse racing at Warwick, Stratford upon Avon and Cheltenham. There is a good footpath and bridleway network through the surrounding rolling countryside and Upton House and Gardens National Trust property is 4 miles away.

Please note all property times and distances are approximate.





## Description

The Old Manor house is a charming, detached stone property located in an enviable position. Thought to originate from the 18th century, this handsome home is positioned within the picturesque village of Shutford and steeped in history.

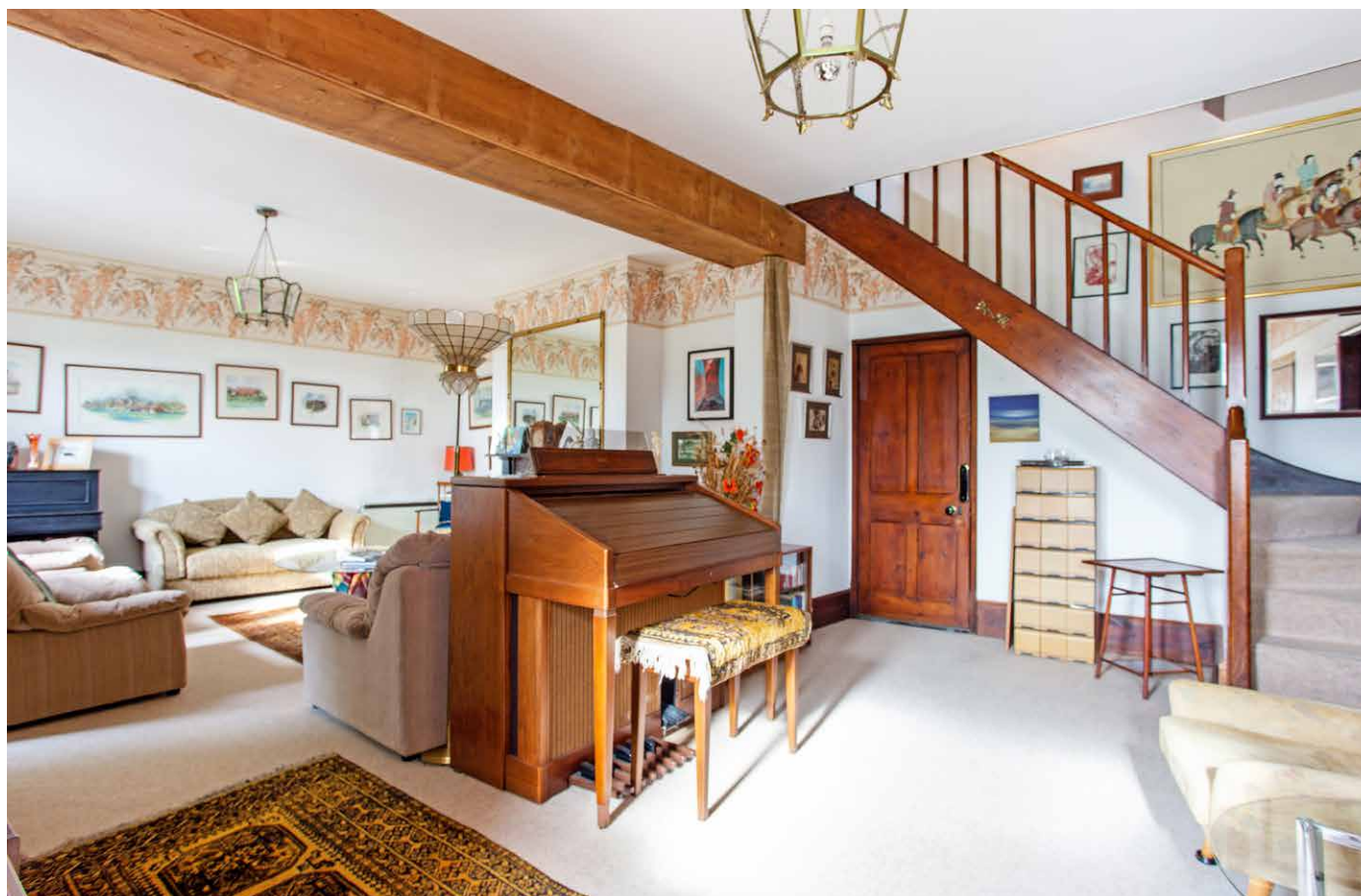
The property retains a wealth of period features throughout, but is in need of modernisation and restoration after being in the same family ownership for over 40 years. However, it does offer spacious and flexible accommodation with plenty of potential, and wonderful gardens too.

Upon entering the house there is a generous porch/hallway perfect for coats and shoes. Charming exposed stone walls lead through to a sizeable kitchen/ breakfast room with pantry, dining area and secondary staircase. Although in need of updating, there is plenty of room to be able to transform the area. The property has been thought to have been extended over the years, and in addition to this, there is now a garden room which is delightfully bright with dual aspect and two doors leading into the garden, and a downstairs WC. Further to this are two more reception rooms, a sitting room and drawing room, both of impressive size and perfect for entertaining, with their own open fire places and wonderfully high ceilings. There is also a useful cellar.

The main staircase to the first floor also incorporates a mini landing with an extra WC. The main landing is spacious and provides access to the three double bedrooms upstairs. Two of the double bedrooms feature a cast iron fireplace and benefit from inbuilt storage. The third bedroom also has a cast iron fireplace, but also an added extra of a connecting dressing room/single room and shower room. There is a generous family bathroom in need of updating and an impressive loft space, with potential for conversion (subject to relevant permissions.)

## Outside

To the front of the property is a gravelled drive with gates and parking area with room for numerous cars. To the rear is a stone garage with up and over door and a store room offering lots of potential (subject to relevant permissions.) The gardens are just charming, mainly laid to lawn with an abundance of mature trees, fruit trees, two ornamental ponds and a greenhouse. It is a rare find to have such a generous plot completely hidden away, allowing and creating a private oasis. In all about 0.74 acres.





**Services**

Mains water, electricity and drainage are connected to the property. Electric night storage heaters. BT available subject to usual transfers.

**District council**

Cherwell District Council  
Tel: 01295 252535

**Council Tax**

Band G

**Directions (OX15 6PJ)**

From Banbury take the B4035 Broughton Road, and just before the village of Broughton take a right turn to North Newington. Follow the road through the village and continue towards Shutford. In the village drive onto the High Street, past The George and Dragon pub, and then turn right onto West Street. Go past the playground on your left and continue. The property can be found straight ahead of you, noted by a small triangular patch of grass.

**Tenure**

Freehold

**Viewings**

Strictly by appointment with Savills.

**Fixtures and fittings**

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

**Details prepared and photographs taken**

October 2022





