



## Spacious edge of village living

Grange Farm House, Thorpe Mandeville, Oxfordshire







Elegant period home • Edge of village setting •  
Generous reception rooms • Period features and  
character • Four bedrooms • 0.3 acre of gardens •  
Paved seating area • Detached garage and store

#### Local information

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

Conveniently located near 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 easy reach of Banbury's facilities and larger centres of Northampton, Oxford and Milton Keynes.

Rail service from Banbury to London Marylebone in about 55 minutes. Bus service to Banbury and Brackley.

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

Approximate distances: M40 (Junction 11) 5 miles, Banbury 6 miles (trains to London Marylebone from 56 minutes), Northampton 24 miles, Oxford 33 miles.

#### About this property

An elegant stone built period property set within mature grounds of approximately 0.3 acre towards the edge of the village.

Internally the ground floor accommodation is both generous and flexible to suit a variety of requirements.

There are a wealth of period features including open fireplaces, exposed stone, brick and timber, flagstone flooring and exposed floor boards.

The hub of the house is undoubtedly the kitchen/ breakfast room with its aspect out onto the gardens to the rear. Fitted with an Everhot four oven range and Belfast style sink, there are a range of fitted units and central island.

Step up from the kitchen into a well-appointed utility room where there is a fitted sink unit and additional storage. There is also a cloakroom (formerly a shower room which could be re-instated. Beyond is a gym with exposed stone walls, vaulted ceiling, wood burning stove and has French doors that open onto the gardens to rear. This room, together with the utility and cloakroom, lends itself to being separated from the main house and used as self-contained accommodation or working from home.





The dining room, is warm and inviting, has weathered flagstone floors, French doors opening onto the gardens and features exposed red brick chimney breast fitted with a wood burning stove.

Beyond is a study which leads through to the sitting room. Both these rooms have French doors that open onto the gardens. The sitting room is also fitted with a wood burning stove.

To the front of the property, there is a snug or further study and family room. The family room is laid with attractive contrasting quarry tiles and offers access to a useful cellar space.

The principal bedroom enjoys a dual aspect, thereby providing a light and airy feel and en suite shower room.

At the far end of the property, the generous guest bedroom also commands views of the gardens and surrounding countryside and has its own en-suite shower room. In addition to this, there are two further double bedrooms, each with built in cupboard space.

The family bathroom to the front of the first floor is a blend of period and contemporary finishes with a free standing roll top bath and separate shower cubicle with tiled surround.

Externally, the property occupies a plot of approximately 0.3 acre with gardens that face south-west. Mainly laid to lawn, the plot is flanked by an array of mature trees which provide a good degree of privacy.

There is a paved seating area which extends the full width of the property, from where steps lead onto a gravel path which meanders across the garden to a covered seating and entertaining area with fire pit.

There is off road parking, as well as secure gated driveway parking behind. Beyond is a detached garage and store with power and light connected.

#### DIRECTIONS (OX17 2EU)

From Junction 11 of the M40 take the A422 towards Brackley and at the next roundabout turn left onto the B4525 as signed for Thorpe Mandeville. After about 2.5 miles, turn left onto Banbury Lane as signed for Thorpe Mandeville. Proceed on this road for approximately 0.5 mile and into the village. Turn left just before the Three Conies pub onto Banbury Lane, then take the next immediate left onto Townsend Lane where the property can be found on your left hand side.

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

**COUNCIL TAX BAND:** G

**LOCAL AUTHORITY**  
South Northamptonshire District Council  
Tel: 01327 322322

**TENURE:** FREEHOLD

#### **Viewing**

Strictly by appointment with Savills









**Grange Farm House, Thorpe Mandeville, Oxfordshire**

**Gross internal area (approx)** 3,201.83 sq ft

**Outbuildings** 424.52 sq ft

**Total** 3,626.35 sq ft



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**Grange Farmhouse, Thorpe Mandeville OX17 2EU**  
 Main House Approx. Gross Internal Area:- 297.46 sq.m. 3201.83 sq.ft.  
 Garage Approx. Gross Area:- 39.44 sq.m. 424.52 sq.ft.  
 Total Approx. Gross Area:- 336.90 sq.m. 3626.35 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐ Denotes restricted head height  
 www.dmlphotography.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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