



Substantial Manor House in sought after village

The Old Manor, Cropredy, Oxfordshire

£1,600,000



Detached Grade II listed home surrounded by gardens •
Period features and character • Paddock • Separate
cottage • Outbuildings • In all about eight acres

Local information

Cropredy is a popular and thriving North Oxfordshire village located on the Oxford Canal in the Cherwell Valley. Set in rolling open countryside, the village is made up of principally ironstone houses and cottages. Village amenities include a post office, doctors' surgery and dispensary, village store, two public houses, café, actively used village hall and primary school. More extensive shopping and leisure facilities are available in the market towns of Banbury (4.5 miles), Leamington Spa (17 miles) and Warwick (19 miles).

Excellent connection to the M40 motorway at junction 11, approximately 4 miles away. Mainline train services from Banbury to London (Marylebone from 61 minutes). Birmingham International airport is approximately 42.8 miles away.

Local primary schools include Cropredy and Chacombe and comprehensive schools include Chenderit, North Oxfordshire Academy and The Warriner, Bloxham. Independent prep schools can be found at Carrdus (Overthorpe), St John's Priory (Banbury), Winchester House (Brackley), Beachborough (Westbury), Warwick and Arnold Lodge (Leamington). Senior public schools at Warwick (Boys) and Kings High (Girls), Bloxham School, Tudor Hall (Girls).

Sporting activities in the area include a sports and social club, including cricket, football and tennis courts; an indoor sports

and swimming pool complex in Banbury; golf at Cherwell Edge (Chacombe), Tadmorton Heath and Rye Hill; horse racing at Warwick and motor racing at Silverstone. Soho Farmhouse is approximately 16.8 miles away. There is a good local network of excellent country walks and Oxfordshire canal network on the doorstep.

All distances and times are approximate.

About this property

The Old Manor is a stone detached Grade II listed family home surrounded by gardens, offering 3896 sq ft of accommodation with separate cottage, numerous outbuildings and stables with the potential to convert to further garaging, home office or workshops subject to the usual planning consents.

The main house has a kitchen/dining room and three generous reception rooms with high ceilings and fireplaces in each. The kitchen/diner has fitted units with a central island equipped with a Neff electric induction hob. There is an oil fired Aga with adjoining companion Aga, two ring electric hob and a separate electric fan oven. There is space for a dishwasher and large fridge/freezer. Leading through to the west side of the property is the study, fitted with full height wooden shelves, a desk unit ideal for remote working and lovely fireplace.





The dining room has substantial proportions and open fireplace, suitable for entertaining large parties.

On the first floor is the principal bedroom suite overlooking the rear gardens with generous bedroom, dressing room and en suite bathroom with separate shower which can also be accessed via bedroom three. There are three further bedrooms (1 en suite) and family bathroom on this level.

On the second floor are two more bedrooms, one of which has a shower, bath and sink and toilet within.

The cottage "Dovehouse Barn" provides ideal accommodation for an au pair or housekeeper or could be rented out to offer a second income stream. The outbuildings provide ample space for multiple vehicles to be stored under cover, with the addition of stores and stables making this property ideal for equestrian purposes.

There is a sweeping private drive leading to the front of the property whereby there is plenty of space for parking several vehicles. It is situated within its plot surrounded by about eight acres of mature gardens and paddock, flanked by the Oxford Canal with private mooring and power point included.

DIRECTIONS (OX17 1PB)

From Banbury head north on the A423, Southam Road. After approximately 3 miles, turn right towards the village of Great Bourton. Continue through Great Bourton and continue onto Cropredy. Drive past the primary school on your right and just

after Spring Lane (on your left,) the driveway can be found on your right. You will see the sign The Old Manor on the gate.

SERVICES

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

TENURE: FREEHOLD

DISTRICT COUNCIL: Cherwell District Council - Tel: 01295 252535

COUNCIL TAX BAND:

The Old Manor - G
Dovehouse Barn - A

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills









Total 7,769 sq ft

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The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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Energy Efficiency Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	46	82

EU Directive 2002/91/EC

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<i>Not energy efficient - higher running costs</i>			<div>23</div>

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