



Exciting Grade II listed project with large garden

The Old Manor House, 20 North Hinksey Lane Oxford OX2 0LX

Freehold





Sitting room • dining room • ancillary room • kitchen rooms • shower room • 4/5 bedrooms • In all approximately 0.58 acre

Local information

North Hinksey Lane provides easy access to Oxford, the hospitals, schools and both train stations with services to Paddington and Marylebone respectively.

The A34 links rapidly to the M40 and M4. Oxford offers a wealth of cultural pursuits as well as numerous sporting facilities including golf, tennis and rugby clubs very nearby.

There are highly regarded schools, in Oxford and Abingdon with regular bus services to both. Everyday shopping needs are met by large supermarkets nearby with further shopping requirements served by the many and various independent shops in Oxford.

Central Oxford 2 miles, Oxford station (London Paddington from 50 mins) 1 mile, Oxford Parkway (London Marylebone from 55 mins) 5 miles, Abingdon 8 miles, Central London 62 miles (Distances are approximate)

About this property

The Old Manor House offers an exciting opportunity for someone to restore an historical gem. Believed to date back to the 16th Century, with major alterations in the 1930's, the house poses an exciting opportunity to breathe new life into what local village folklore suggests was a hunting lodge frequented by Charles I during the Civil War.

Of timber frame construction under a Stonesfield slate roof, the property has a wealth of interesting and fascinating features including a very fine 17th Century plasterwork ceiling in the main bedroom, mullioned and leaded windows throughout, spice cupboards, some original wooden floor boards and beams, decorative stone fireplaces, and an oak staircase that winds to the upper floor.

The main part of the house consists of an entrance hall, 2 large reception rooms, both with large fireplaces (1 working) and herringbone parquet flooring. A smaller room with a door to the garden leads directly off the sitting room. The remainder of the downstairs, accessed off the hall, is a series of small rooms presently used as a kitchen, larder, shower room and back hall. This space lends itself to providing a good-sized kitchen/breakfast room, utility room, cloakroom/shower room and boot room.

Upstairs, the main bedroom is of particular note with its highly ornate plaster ceiling and stone carved fireplace with griffins' heads flanking the arms of St. John's College. Although never owned by the college, it is believed that some of the early fellows stayed at the house. There are 3 further bedrooms with a dressing room adjacent to one. An oak staircase leads up to the loft room above.



The Old Manor House has a wealth of features that cry out to be renovated and modernised, making for a characterful and interesting home with an abundance of history. With over half an acre of garden, the property lends itself to being added to, subject to relevant planning and consents.

Outside

The property is approached via a gravel drive through a sliding electrified iron gate between Ashlar stone pillars, complete with an entry phone system. The boundary has recently been landscaped with pleached hornbeam and a planning application for a timber, open bay garage is in progress. Other new plantings include lime trees, medlar bushes, espaliered crab apples, a magnolia and dogwoods. A large ornamental pond creates an attractive focal point in the garden.

Brochure prepared in June 2021

Tenure

Freehold

Local Authority

Vale of the White Horse

Viewing

Strictly by appointment with Savills







savills

savills.co.uk

Approximate Area = 313.1 sq m / 3370 sq ft (Including Attic)
 Including Limited Use Area (4.8 sq m / 52 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 271285

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12026041 Job ID: 151614 User initials: CEW

