

FAWLER MANOR

FAWLER • CHARLBURY • OXFORDSHIRE • OX7 3AH





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A charming and substantial manor house, Listed grade II,
in the beautiful Evenlode valley and well located for the commuter



Reception hall/dining room • drawing room • sitting room • kitchen/dining room • utility room/boot room • cloakroom

8 double bedrooms • 2 bathrooms, shower room

Gardens, grounds and paddock extending to about 3.84 acres

Additional 14.49 acres with frontage to River Evenlode available as a separate Lot

Charlbury 2 miles (London, Paddington from 74 mins) • Woodstock 6 miles

M40 (J9) 14 miles Oxford 12 miles • Chipping Norton 6 miles

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DIRECTIONS

From Oxford take the A44 to Woodstock. After passing through Woodstock take the left turn immediately after Judds Garage and the Duke of Marlborough public house towards Charlbury. After a short distance bear left towards Stonesfield and then once in Stonesfield follow the road on to Pond Hill and then turn left in to Laughton Hill. Fawler is about another mile and Fawler Manor will be found on the right opposite the red telephone box.

SITUATION

Fawler is an unspoilt hamlet comprising principally period properties. It is in an Area of Outstanding Natural Beauty and is surrounded by beautiful rolling countryside yet is still within easy reach of Charlbury, Witney and Woodstock. These market towns provide a wide range of facilities and amenities including shops, banks, restaurants, sports centres

and schooling. Charlbury is a thriving community with clubs and societies including Charlbury cricket club, a tennis club and an active drama society and film club. Primary schools are in the neighbouring villages of Finstock and Stonesfield. There is also good access to the wide range of excellent schools in Oxford, Woodstock, Witney and Abingdon.

Oxford and Cheltenham are also within easy reach and there are railway stations at Finstock (within walking distance) and Charlbury (about 2 miles) which provide regular services to Oxford and London (Paddington) from about 74 minutes.

Fawler is midway between the great estates of Cornbury and Blenheim in the heart of the Heythrop Hunt country. The spectacular surrounding countryside is criss-crossed with footpaths and bridleways connecting the nearby villages. Soho House in Great Tew is only about 10 miles away. Fawler

has frequent bus services being on the Charlbury to Oxford route which runs through Woodstock.

DESCRIPTION

Fawler Manor is a most impressive and substantial period property, Listed Grade II, and formerly a farmhouse on the Blenheim Estate and dates from the mid-17th century with Victorian extensions. Built in limestone with casement windows the house is situated in a delightful setting overlooking open fields to the front and rear.

The front door opens on to the spacious dining hall with French doors to the garden. The drawing room is double aspect with a bay window to the front and an open fireplace with Adam style mantel and surround. The sitting room is a cosy room, double aspect with original recessed cupboards





and display shelves, shuttered windows, deep skirting boards and an open fireplace. The kitchen is well appointed with a 4 oven Aga, Smallbone units and opens on to a breakfast area to the rear with French doors on to a terrace. Off the kitchen is the utility/boot room with access to the rear lobby and cloakroom.

The property has particularly spacious upper floors comprising 6 double bedrooms, a shower room and 2 bathrooms on the first and second floors with 2 attic rooms on the top floor.

OUTSIDE

The entrance opens on to a large hard-standing parking and turning area adjacent to the front garden with two magnificent beech trees. The sheltered rear garden is on various levels with lawns and views across North Paddock beyond. There are fine specimen yew trees and a line of maples, fruit trees and deep herbaceous borders. In all the house garden and paddock comprise about 3.84 acres. Lot 2 is on the south side and is in permanent pasture with extensive frontage to the River Evenlode and is about 14.49 acres.

TENURE

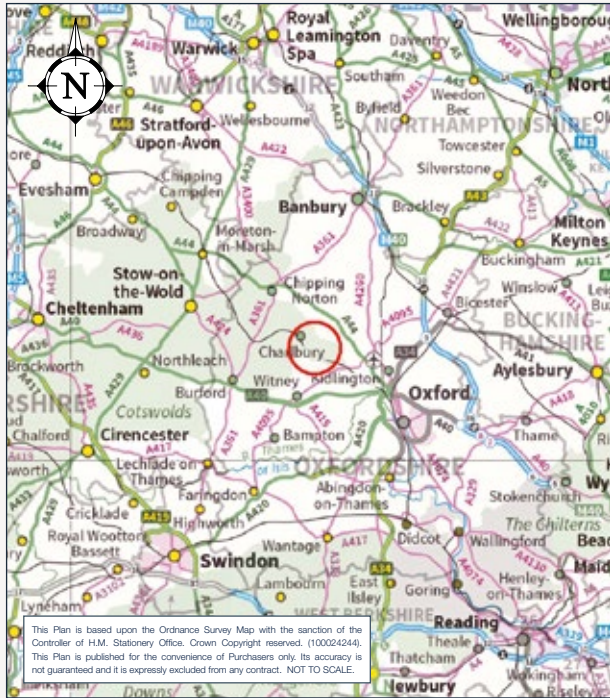
Freehold with vacant possession on completion.

LOT 2

Lot 2 is subject to an annual Farm Business Tenancy renewable annually in January.

SERVICES

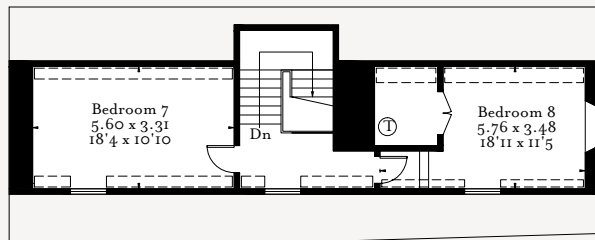
Mains water, gas, electricity and drainage are connected. Oil-fired central heating and Aga. Security alarm.



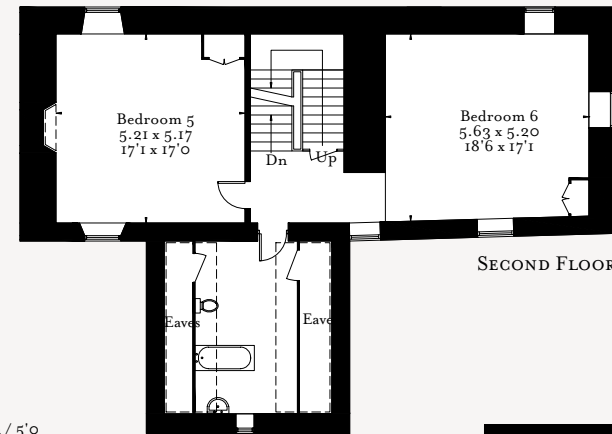
This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100024244). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

FLOOR PLANS

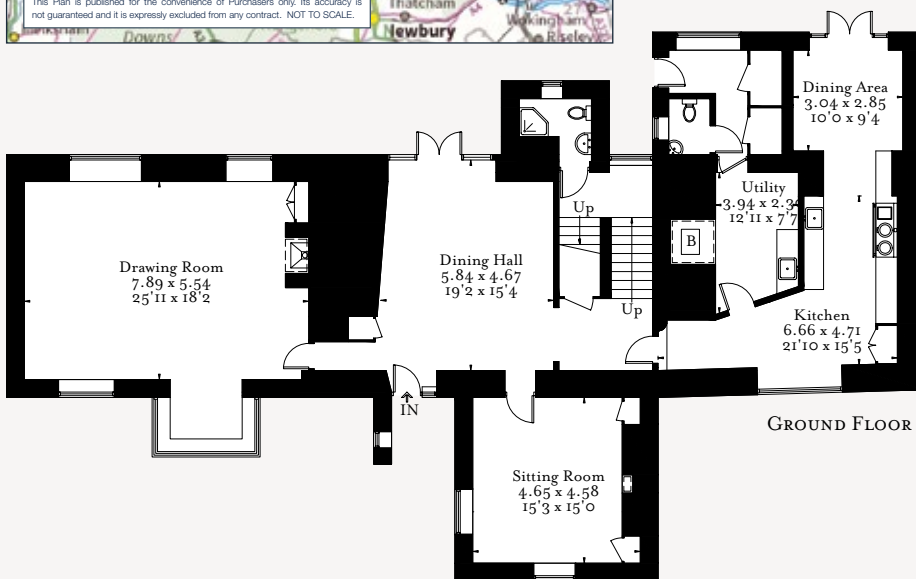
Gross Internal Area (approx)
 499.5 sq m / 5376 sq ft (Excluding Eaves)
 For identification only.
 Not to scale.



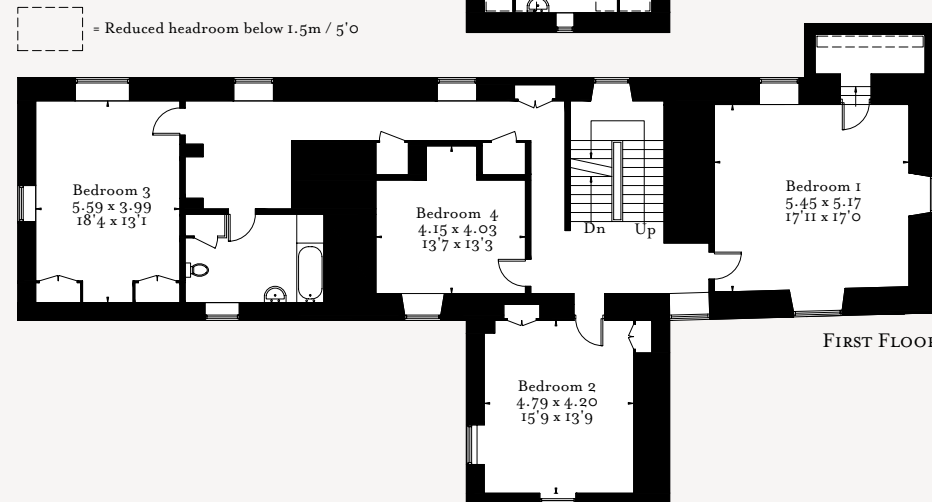
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

FIXTURES & FITTINGS

Those items mentioned in the details are included in the sale. Other items may be available by separate negotiation. Contact selling agents for further information.

LOCAL AUTHORITY

West Oxfordshire District Council

Council Tax Band H

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