



The Manor House, Chipping Norton, Oxfordshire

A Country House in Town

Freehold



Entrance hall • cloak room • study • kitchen with walk in larder and utility room • drawing room • dining room • media room and office • principal bedroom with sitting area and en suite • 4 further bedrooms • 3 with en suite bath/shower rooms • nursery room/dressing room

Swimming pool with pool house • 2 loggias • wood store and tool shed • 2 open bay garages • workshop • terraced gardens • rear driveway access with gates and additional parking

In all approximately 0.74 acres.

Distances

Oxford 20 miles, Stratford-upon-Avon 22 miles, Cheltenham 28 miles, Central London 75 miles, Heathrow Airport 64 miles, Kingham station (London Paddington) 6 miles, Banbury station (London Marylebone) 12 miles (all distances and times are approximate).

Situation

Chipping Norton sits within the Cotswold Area of Outstanding Natural Beauty. The town is well served with a large variety of shops, supermarkets, pubs, restaurants, a doctor's surgery and local hospital. There is also a leisure centre and nationally renowned, small theatre/cinema in the town. The well known Daylesford Organic Farm shop is six miles away and Soho Farmhouse eight miles away. Oxford with its University, consistently rated in the top three in the world together with excellent schools including The Dragon School, St Edwards etc is just 20 miles away. Transport links are excellent with good mainline train services from Kingham and Charlbury to London, Banbury, and Oxford Parkway.

The M40 can be accessed from junction 8,9 or 11 There is a wide range of highly regarded independent and state schools in the immediate area including Kitebrook, Tudor Hall, Bloxham and Bruern Abbey.

Description

Guided by the knowledge and advice of award winning Nigel Daly Architectural Design, the 15th century Grade II Listed Manor House has been sensitively restored and enhanced with painstaking attention to every detail creating a truly unique family home The Manor House is built of Cotswold stone under a slate roof, the greater part of which was replaced eight years ago. The property has been completely rewired and replumbed. Original metal leaded light windows have been restored and replicated. Lime rendered internal walls, solid oak and stone flagged floors, oak beams and huge oak A-framed trusses, reinvented stunning oak staircases and natural materials, both old and new have been used creatively throughout. The attention to every minute detail is telling





in every room of the house. There is underfloor heating to all ground and lower ground floor stone flagged rooms. All external walls are fully insulated.

Approached by a gravel drive under an enormous Cedar of Lebanon tree, the front door is accessed via a walled courtyard. The flag stoned entrance hall opens to the centre of the house leading directly to the inviting kitchen with its four door gas Aga and ancillary electric oven and hob, bespoke units with honed slate worktop. Tall windows to the east facing front garden and French doors to the south terrace ensure plenty of natural light. A utility room with pantry and large built in storage cupboards is directly off the kitchen, as is a walk-in larder. Also accessed from the kitchen is the charming study, one wall being lined with bespoke joinery made fitted bookcases. Stone steps from the hall lead to the main drawing room with beautiful natural light. An oriel window with window seat makes this an enviable room for entertaining. Bespoke bookcases made from reclaimed elm boards surround the open fireplace.

From the inner hall with access to the cloakroom, stone stairs lead down through an arch to the fabulous dining room with its vaulted ceiling and stunning stone fireplace created from reclaimed carved stone sections. A large versatile games/media room leads off with dual aspect windows and door opening to the garden. With its striking central stone column it lends itself to a

variety of purposes and is presently a home cinema, office and party room as the occasion dictates.

New joinery made oak stairs in the 17th century style lead from the inner hall to the first floor with its spectacular principal bedroom suite. Vaulted ceilings, triple aspect views of the garden and the hills beyond, sitting area with open fireplace, make this an enchanting room. The en suite bathroom leads off with a separate shower and cast iron roll top bath.

Bedroom two with its charming en suite has views to the front garden. Bedroom three is oak panelled with quirky wet room. Bedroom four makes an ideal child's bedroom or study. Stairs to the second floor with a guest bedroom and en suite bathroom. A smaller room leads off which could be either a nursery or dressing room. A large airing cupboard also opens from the top landing.





Outside

The large terraced gardens are very private and completely delightful. The extensive stone flagged terrace with two charming loggias makes for easy al fresco entertaining. Steps up lead to the small walled vegetable garden and greenhouse and steps down lead to the main lawn with its high stone wall and established herbaceous borders. A gate and further steps lead to the privately tucked away, swimming pool, with pool house and 'Den' above. A sink and WC are in place. At the end of the path, to the west side of the garden and house is a stone built wood store and leads directly to the entrance courtyard and driveway beyond. There is an open two bay stone garage with a large workshop and extensive storage above. A second, wide gated vehicular access opens to the lower lawn with additional parking.

Note: Many items in and around the house are available for sale by separate negotiation.

General

Agent's Note

We wish to inform prospective buyers of this property that the seller is related to an employee of Savills.

Tenure

Freehold with vacant possession on completion.

Services

All mains services are connected. Gas central heating. Security system. Fibre optic Broadband.

Local Authority

West Oxfordshire District Council. Tax band H.

Directions OX7 5LH

From the centre of Chipping Norton take the A361/West Street towards Burford/Churchill/Charlbury. Continue for approximately 135m. Turn right into the lane opposite The Kings Arms pub. The Manor House driveway is immediately on the right.

Viewing

Strictly by appointment with Savills Stow-on-the-Wold office 01451 832832.

Date Code

Photographs taken and brochure prepared July 2020.

Seller's Lawyers

Mark Fletcher, Butcher & Barlow LLP, 34 Railway Road, Leigh, Lancashire, WN7 4AU.





The Manor House, Chipping Norton, Oxfordshire

Main House Approx. Gross Internal Area 344.49 sq.m. 3708.05 sq.ft.

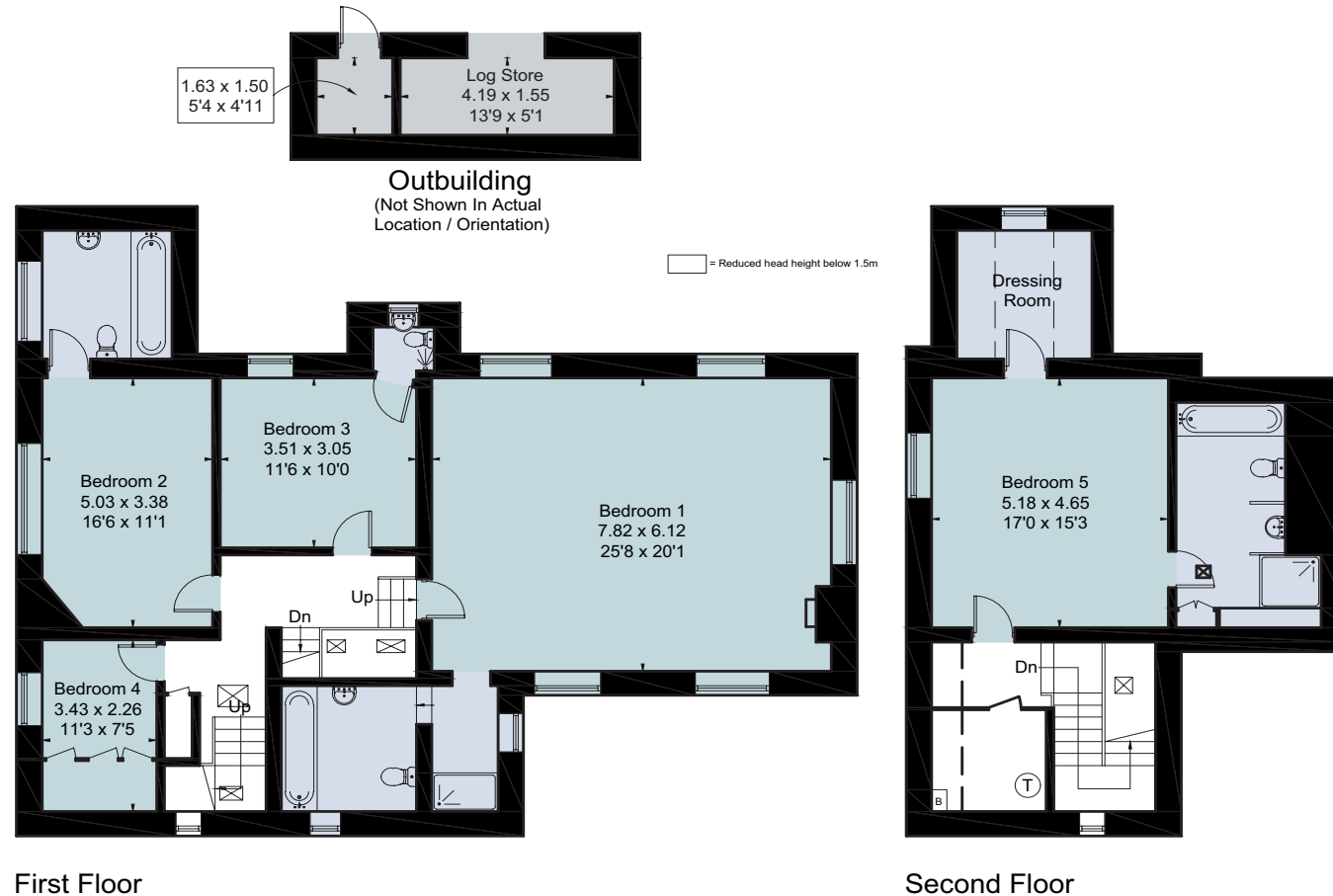
Coach House & Workshop Approx. Gross Area 57.27 sq.m 616.44 sq.ft.

Outbuildings Approx. Gross Area 56.50 sq.m. 608.16 sq.ft.

Pool House Approx. Gross Area 10.23 sq.m. 110.11 sq.ft.

Total Approx. Gross Area 468.49 sq.m. 5042.76 sq.ft.





For identification only. Not to scale. © 200727DH

Important notice Savills, its 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. Brochure by fourwalls-group.com



