



Manor Farm House, Cleveley, Chipping Norton

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Manor Farm House, Cleveley, Chipping Norton, OX7 4DY

A captivating Grade II Listed former farmhouse, dating back to the late 17th/early 18th Century

Charlbury 4 miles (London Paddington 66 minutes), Woodstock 6 miles, Chipping Norton 5 miles Oxford 12 miles, M40 (J9) 13 miles, Bicester 15 miles (London Marylebone 50 mins)

Entrance hall | Sitting room/library | Kitchen/breakfast room | Larder | Utility room
Cloakroom | Rear lobby | Cellar | 5 Bedrooms
Family bathroom | 2 En suite shower/bathrooms
Garden store | Bike store | Off road parking
Gardens | Orchard | Vegetable garden | Shingle entertaining area
EPC Rating F

The property

Manor Farm House showcases an array of period details, including open fireplaces, exposed timbers, flagstone floors, Victorian floor tiles, sash windows, shutters, deep window boards, panelled internal doors, and stone entrance. The current owner has tastefully renovated the property, incorporating modern conveniences such as a well-appointed kitchen with an island and a two-oven Aga, oak flooring, bespoke fitted bookshelves, white bathroom suites, and underfloor heating in the barn. The heart of the home is the spacious kitchen/breakfast/family room, which opens onto the garden, drawing room, and larder. The attached barn/drawing room serves as a versatile space for formal or informal gatherings, a teenager's games room, or a home cinema. Many rooms boast dual aspects and generous ceiling heights.

Outside

Perfect for entertaining or as a weekend getaway, the property boasts front gardens with lawns, bordered by beech hedges, wisteria, and a fig tree. A shingle parking area leads to the rear gardens, predominantly laid to lawn with a shingle entertaining area, raised vegetable beds, and an orchard. Well-established borders and beds, featuring lavender, climbing roses, and Virginia creeper, enhance the landscape. A Hornbeam hedge divides the terraced lawned areas, providing privacy and space. Various trees, including Yew, willow, apple, cherry, pear, and greengage, further enrich the surroundings. The property includes off-road parking, a stone garden store, and a timber implement/bike store, all situated on approximately 1 acre. Nestled in privacy yet conveniently close to transportation links to Oxford and London, this property offers a unique blend of serenity and accessibility.

Location

This charming and highly desirable Oxfordshire hamlet is nestled in the picturesque Glyme Valley, boasting a coveted location within what could be argued as Oxfordshire's most sought-after postcode. Nearby, the villages of Enstone and Church Enstone offer essential amenities such as a shop, pub, and church. Just 6 miles away lies Woodstock, providing additional conveniences including various pubs, shops, and a post office. For broader day-to-day needs, residents can turn to Chipping Norton, renowned for its independent shops offering everything from butcher and fishmonger to bookshop/cafe, along with pharmacies and supermarkets. The area is served by prestigious schools including The Dragon, Magdalen College School. Radley, Stowe, Bloxham, Tudor Hall, and Cheltenham, among many others, are also within easy reach. Additionally, residents can find popular primary schools in both Great Tew and Enstone, as well as Kitebrook Preparatory School.





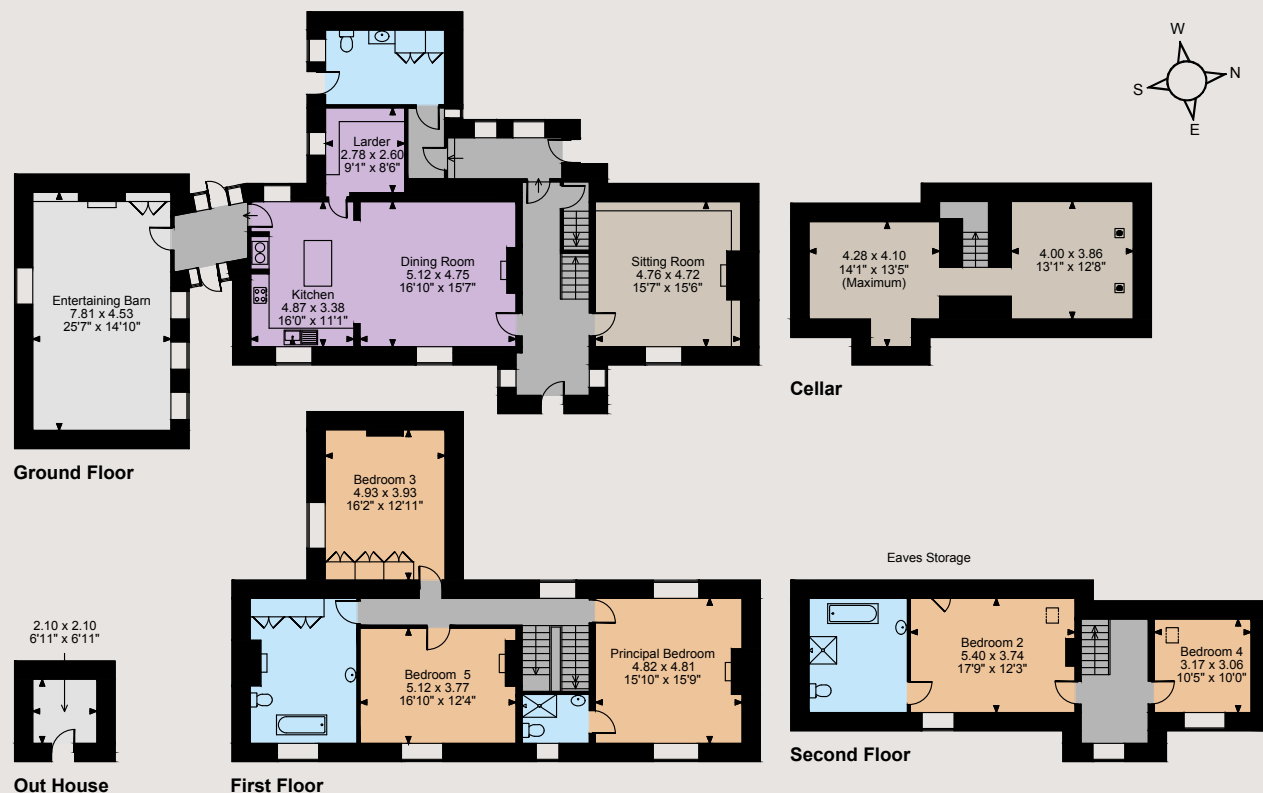
Floorplans

Main House internal area 3657 sq ft (340 sq m)

Out House internal area 47 sq ft (4 sq m)

Total internal area 3704 sq ft (344 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Directions

(OX7 4DY) From Oxford proceed north on the A44 towards Woodstock and Chipping Norton. At Enstone, about 6.5 miles beyond Woodstock turn right on to the B4022 sign posted The Tews, after a short distance turn right again for Cleveley, after about 750 meters bear half right and follow this lane down into the centre of the village, at the bottom of the hill the house will be found on the right hand side.

General

Local Authority: West Oxfordshire District Council

Services: Mains water, electricity and drainage, oil fired central heating

Council Tax: Band G

Tenure: Freehold

Offers in excess of: £2,250,000

Oxford

Anchor House, 269 Banbury Road OX2 7LL

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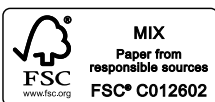
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