



Finstock Manor

Finstock, near Charlbury
Oxfordshire

An elegant and well-presented Grade II* listed Elizabethan Manor House

Finstock Manor, Finstock, Oxfordshire, OX7 3DG

Charlbury Station 3 miles, Estelle Manor 4.5 miles, Witney 5.4 miles, Woodstock 8.2 miles,
Chipping Norton 8.9 miles, Burford 9 miles, Soho Farmhouse 10.4 miles,
Daylesford and The Bamford Club 12.5 miles, Oxford 13.5 miles

Charlbury to London Paddington from circa 70 mins

Features:

Reception hall with cloakroom, drawing room, dining room, study/library,
sitting room, kitchen/breakfast room, utility room, boot room, cellar,
rear hall with second cloakroom, boiler room

Principal bedroom with bathroom and dressing room

Three further bedrooms with en-suite bathrooms, four further bedrooms
and two additional bathrooms, large attic room and study/playroom

Barn/treble garage, two stables, tack and feed rooms, pool house with changing room,
plant room and shower room, summer house and further garage/store, granary
(with lapsed planning to convert into a cottage), log store, bin store

Mature gardens, heated swimming pool and paddocks

In all about 4.6 acres



Situation

Finstock, between Witney and Charlbury, has a rich history dating back to at least 1135 with landmarks including the Gothic Revival-style Holy Trinity Church, where T.S. Eliot was baptised. The village is surrounded by the rolling north/West Oxfordshire countryside, is within the Cotswolds AONB and close to the ancient Wychwood Forest and Cornbury Park, lovely for walking.

Nearby Charlbury has a good selection of shops, a modern and well-respected primary school, library and clubs and societies to suit most needs. The town has become well-known for two of its pubs, The Bull and The Bell, a lovely walk through Cornbury Park. The area is awash with good pubs and the other local towns of Chipping Norton, Witney, Burford and Woodstock provide a comprehensive range of amenities.

Finstock also benefits from close proximity to luxury retreats, Estelle Manor and Soho Farmhouse. Daylesford Organics and The Bamford Club are also nearby. Cornbury Park hosts the Wilderness Festival annually at the end of July.

The village is well-connected, with Charlbury Station just a short drive away, providing direct train services to London Paddington in just over an hour.

The Oxford schools are accessible and include the Dragon, Summerfields, The High School, St Edward's, Headington and Magdalen College School to name but a few. Radley, Tudor Hall, Bloxham, Cokethorpe and Kitebrook are also nearby. There are excellent state secondary schools in Chipping Norton and Burford.

The property

Finstock Manor is an elegant Grade II* listed country house set in an elevated edge of village position with lovely views over Cornbury Park towards Charlbury. The house and outbuildings are constructed of Cotswold stone under stone roofs. The principal elevations of the house have three gables surmounted by globe finials. There is a date stone inscribed IM 1660 and the house retains many features synonymous with the period, including the 17th century staircase. Pevsner's Buildings of England series describes the house as essentially Elizabethan with mullioned windows but believes the rusticated quoins and oval attic windows acknowledge the coming of the classical style.

The house has magnificent principal rooms of generous proportions, with high ceilings and blends historic charm with modern comfort. The layout of the rooms can be seen on the floor plan. There is gas fired central heating and many of the windows are double glazed.



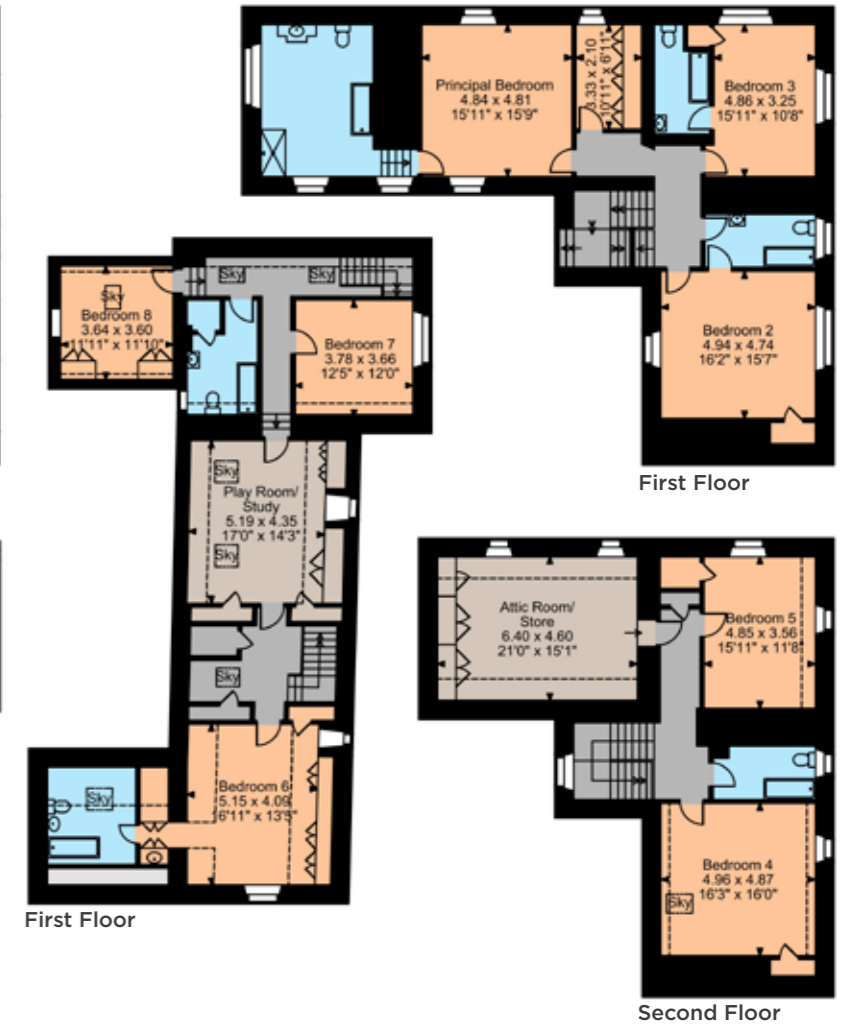


*Floorplans for Finstock Manor,
Charlbury, Oxfordshire, OX7 3DG*

Approximate Gross Internal Area*:
 House internal area 7,078 sq ft (658 sq m)
 Outbuilding internal area 343 sq ft (32 sq m)
 Total internal area 7,421 sq ft (690 sq m)

Illustration for identification purposes only.
 Not to scale.

*As defined by RICS – Code of Measuring Practice.



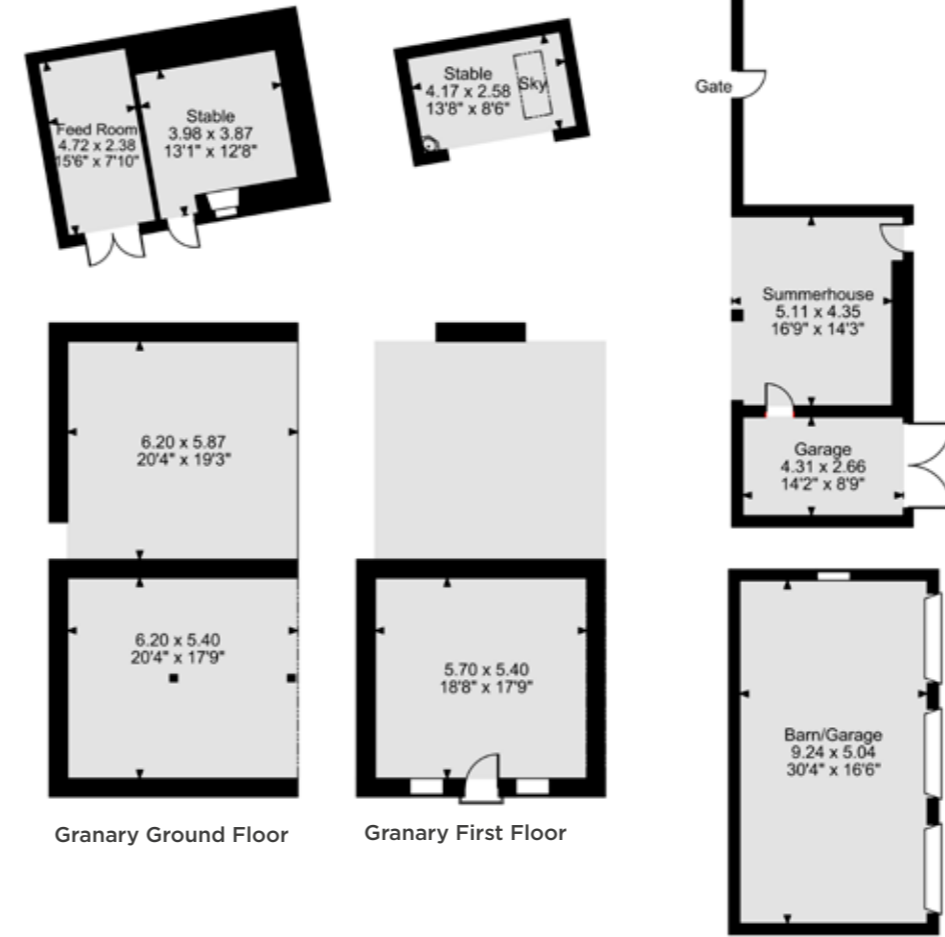


Floorplans for Finstock Manor Outbuildings

Approximate Gross Internal Area*:
 Barn/Garages internal area 624 sq ft (58 sq m)
 Outbuildings internal area 2,095 sq ft (195 sq m)
 Total internal area 3,504 sq ft (326 sq m)

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 Not to scale.

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Finstock Manor

Total Area (1.85 ha / 4.58 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Key

Public Footpath

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Not to Scale. Drawing No. Z24632-01b | Date 14.04.25



Outside

The house is approached via an electric gate and a gravel drive. The formal gardens are a feature: a series of 'rooms', comprising areas of lawn, herbaceous borders and include a large outdoor heated swimming pool. Beyond this there are paddocks. The grounds have a westerly aspect.

Outbuildings

Large barn/treble garage with up and over doors, double height internally.

Summerhouse & garage, former cart shed, thatched (in need of repair) open sided to the walled west facing garden. (Grade II listed).

Pool house, with a shower room and changing room opening to the pool (Grade II listed).

The Granary, currently semi derelict but with recently lapsed planning consent to convert into a three bedroom cottage. Further details are available.

Two stables, tack room, feed room. Log and bin store.

Directions

(OX7 3DG)

what3words: saved.convey.
stopwatch

General

Local Authority: West Oxfordshire.

Services: Mains electricity, water and gas. Private drainage. Broadband.

We are unsure whether the private drainage at this property complies with the relevant regulations.

Further information is being sought but in the meantime, guidance can be found at <https://www.gov.uk/permits-you-need-for-septic-tanks/youhave-a-septic-tank-or-small-sewage-treatmentplant>

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority. Full details of the recently lapsed planning consent for the Granary are available on the West Oxfordshire DC website.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: House E

Tenure: Freehold

Guide Price: £3,850,000

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiations.

Wayleaves and easements:

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Agents note: as shown on the site plan, there is a public footpath which crosses the north eastern end of the garden.



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