

The Old Manor,  
Poffley End, Witney, Oxford



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Land and property. Since 1885.



**5,920 sq ft (549.96 sq m) | Freehold  
7 bedrooms | 4 bathrooms  
Attached cottage**

**Offers in excess of £2,000,000**

## A beautifully renovated, historic manor house with cottage and separate office/gym.

### The Old Manor

Set within a designated conservation area, The Old Manor holds the distinction of being the earliest surviving house in the parish of Hailey. Recorded in Nikolaus Pevsner's *The Buildings of England*, the property has its origins in the late 15th century and preserves an original medieval hexafoil. First constructed as a hall house, it was remodelled around 1600 into a T-shaped plan with a rear wing. The interior—remarkably intact and thought to be the work of Robert Yate circa 1609—is celebrated for its exceptional timberwork (Conservation Area Character Appraisal, West Oxfordshire District Council). Now listed Grade II\*, The Old Manor has been sensitively updated over the years and more recently enhanced by the current owners.

Significant works have been undertaken, including full redecoration, rewiring, installation of a new boiler and hot water tank, replacement of radiators, and the addition of smoke and security systems. A new kitchen, utility room, and bathrooms have been fitted, alongside bespoke cabinetry and bookcases. The adjoining 1–2 bedroom cottage has also been comprehensively refurbished, with new wiring, plumbing, bathrooms, and kitchen. Externally, improvements include the careful restoration of the detached thatched home office, the construction of a three-bay garage, and extensive landscaping. Throughout, the house retains a wealth of period character—exposed timbers, flagstone floors, original staircases, fireplaces, and doors. Three principal reception rooms each feature substantial inglenook fireplaces with Clearview wood burners, complemented by a music room, cloakroom, and utility with direct access to the garden. The kitchen, equipped with an electric Aga and central island, flows through to the terrace and adjoins the dining/family room.

Upstairs, the principal suite incorporates a generous bedroom, dressing room, and en suite bathroom. Six further bedrooms and three additional bathrooms, including two with roll-top baths, provide extensive family accommodation. The attached cottage offers flexibility—suitable for guests, staff, or dependent relatives—with both independent and integrated access to the main house.



### Location

The property lies in the Oxfordshire Cotswolds, between the market towns of Witney and Charlbury, within the hamlet of Poffley End in the parish of Hailey (which also includes Delly End). Rail services to London Paddington and Marylebone are available from Charlbury, Long Hanborough, and Oxford Parkway.

Just over two miles away, Witney offers extensive shopping—Waitrose, Marks & Spencer, and more—together with leisure facilities and free parking. Local landmarks such as Estelle Manor, Soho Farmhouse, and Daylesford are all within easy reach.

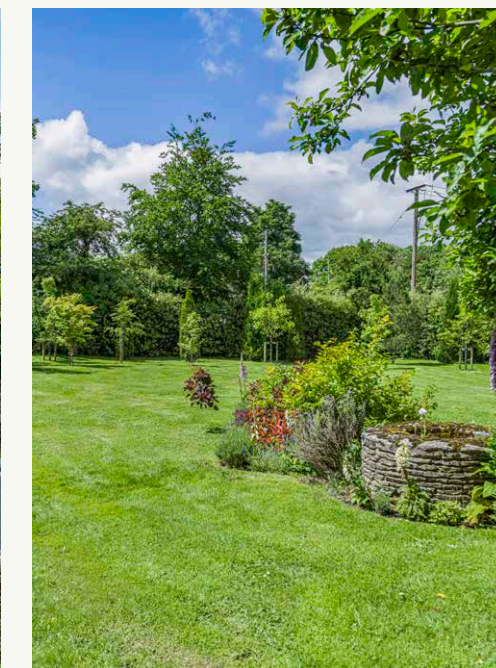
The area is well served by both independent and state schools, with St Hughs, Cokethorpe, and Oxford's renowned institutions (Dragon, Magdalen College School, Headington) accessible by local school bus services. Oxford itself is easily reached via the A40, which also connects to the M40 for London and Heathrow. To the west, Cheltenham and the Cotswold towns of Burford, Stow-on-the-Wold, and Chipping Norton are all close at hand.

Hailey village enjoys six acres of community woodland, providing charming walks and a strong sense of rural community.

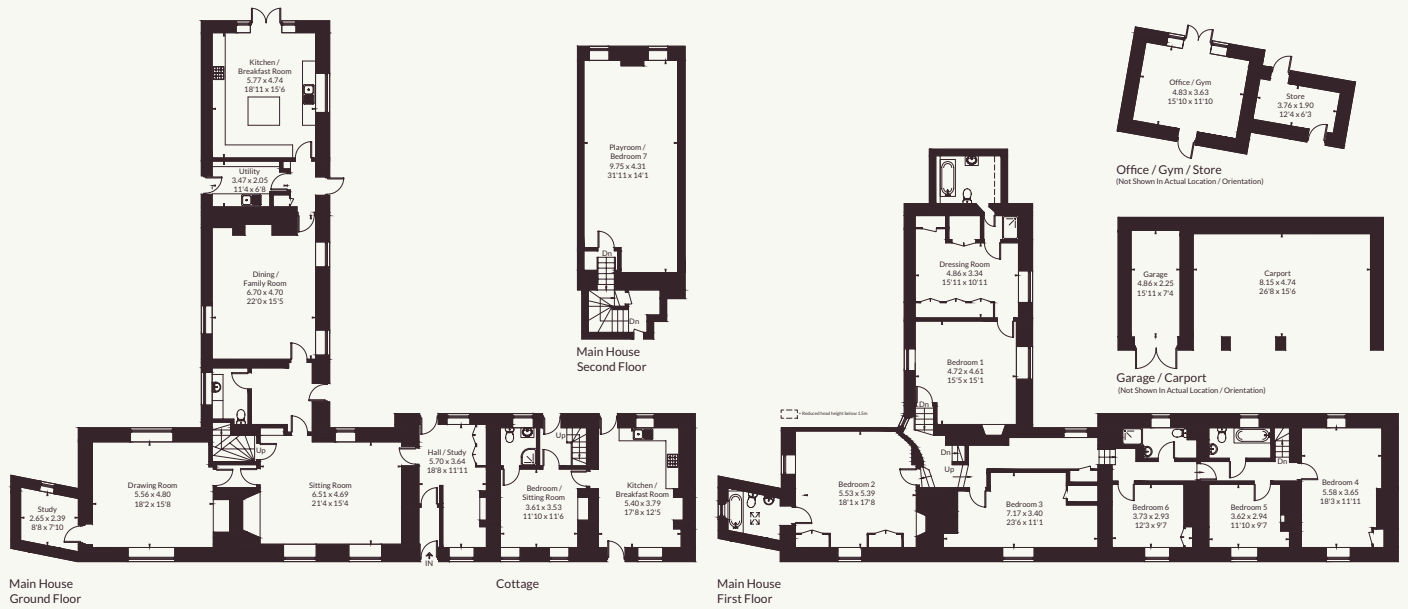
Postcode region: OX29

### General

Local Authority: West Oxfordshire District Council  
 Services: Mains water, drainage and electricity are connected.  
 Oil fired boiler. Electric Aga. Security system.  
 Council Tax: Band G  
 EPC Rating: F  
 Mobile and Broadband checker: Information can be found here  
<https://checker.ofcom.org.uk/en-gb/>



Approximate Floor Area  
 Main House = 367.08 sq m / 3951 sq ft  
 Garage & Carport = 49.57 sq m / 534 sq ft  
 Office / Gym / Store = 24.67 sq m / 266 sq ft  
 The Cottage = 108.64 sq m / 1169 sq ft  
 Total = 549.96 sq m / 5920 sq ft



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## Strutt & Parker Oxford

201-203 Banbury Road, Summertown, Oxford, OX2 7LL

01865 692303 | oxford@struttandparker.com



@struttandparker

struttandparker.com

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