



Manor House

South Green, Kirtlington

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fine grade II listed manor house with stylish accommodation and beautiful gardens

Manor House is a magnificent Grade II listed property with six bedrooms, a coach house and almost 9,000 square feet of beautifully appointed accommodation. Set in a highly desirable position in the heart of the village of Kirtlington, the property dates from the late medieval era with additions in the 16th and 17th centuries.



4 RECEPTION ROOMS



8 BEDROOMS



5 BATHROOMS



COACH HOUSE



1 ACRE



FREEHOLD



VILLAGE



8,942 SQ FT



**GUIDE PRICE
£3,850,000**

The property

Manor House features elegant modern décor and fittings alongside splendid period details. The ground floor has a welcoming reception hall with doors leading to the comfortable sitting room and the formal dining room, both of which have wooden flooring, fireplaces and shuttered sash windows welcoming plenty of natural light. The main kitchen offers sleek contemporary units, a central island with breakfast bar and integrated appliances, while the large larder, utility room and wine cellar all provide further space for storage and appliances. The ground floor also features the stunning barn with its vaulted ceiling, exposed timber beams and mezzanine level. It is an ideal space in which to relax or entertain and features a floating woodburning stove, a kitchenette and shower room. The mezzanine floor has an office and gallery with a stunning garden and church view. On the first floor there are five well-presented double bedrooms including the generous principal bedroom, with built-in storage and luxury en-suite bathroom. The first floor also has a family bathroom and a shower room, while the second floor provides a further large double

bedroom among the eaves, with its own dressing room and en-suite bathroom. Additionally, the second floor has a large studio offering flexible usage.

Coach House

Accessed from the village green, the coach house has a private entrance. The first floor comprises excellent ancillary accommodation with two bedrooms, sitting room, kitchen/dining room, bathroom and separate cloakroom. On the ground floor there is a garage and large home office/studio/gym











Outside

The beautiful south-facing gardens include areas of patio, paved and gravel pathways, colourful flowerbeds, immaculate lawns with well-trimmed border hedgerows and shrubs, and views across to the historic St. Mary the Virgin Church, which dates from the 11th century. The grounds also have a workshop with covered decking in the wildflower meadow/orchard. A large greenhouse is sited in the walled vegetable garden.

Location

The property is set in the heart of the charming village of Kirtlington, nine miles north of Oxford. The village has a thriving community, with a range of local amenities, including a pub, parish church, primary school, and village hall. Oxford is easily accessible, with its excellent shopping, leisure and cultural facilities, while Bicester offers further amenities, including a David Lloyd Club and Bicester Village Designer Outlet.

Golf is available at Kirtlington, North Oxford, Studley Wood or Bicester Golf and polo at Kirtlington Park Polo Club, in the beautiful setting of Kirtlington Park. Further schooling is accessible in the surrounding villages, with a senior state school in Woodstock, and several renowned independent schools.



Distances

- Bicester town centre 6.4 miles
- Oxford city centre 9.5 miles
- Kidlington 5.0 miles

Nearby Stations

- Bicester Mainline Stations 6.5 miles (52 minutes to London Marylebone from Bicester North)
- Oxford Parkway 5.6 miles
- Hanborough Station 6.3 miles

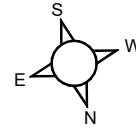
Key Locations

- Kirtlington Park
- Oxford
- Estelle Manor
- Soho Farmhouse

Nearby Schools

- Kirtlington Primary School
- The Dragon
- St. Edwards
- D'Overbroeck's





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

□ □ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8593026/JLW

Floorplans

Manor House internal area 6,927 sq ft (644 sq m)

Coach House internal area 2,015 sq ft (187 sq m)

Total internal area 8,942 sq ft (831 sq m)

For identification purposes only.

Directions

From Strutt & Parker's Oxford office, head north on Banbury Road and at the roundabout, take the first exit onto the A40/North Way. At the next roundabout, take the third exit onto the A44/Woodstock Road, and at the following roundabout, take the third exit to join the A34. After 3.1 miles, turn off to the left, following the sign for Bletchingdon, Heathfield and Islip, and then turn right onto the B4027/Islip Road. After 1.7 miles, turn right in Bletchingdon onto Springwell Hill and continue for 1.1 miles, into Kirtlington, before turning right onto Oxford Road. Turn right onto South Green and the property will be on your right.

what3words: ///gums.abandons.newest

General

Local Authority: Cherwell District Council

Services: Mains electricity, gas, water and drainage. The barn benefits from an air source heat pump.

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

Council Tax: Band G

EPC Rating: D

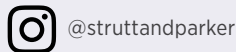
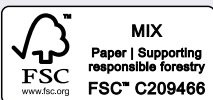
Oxford

Anchor House, 269 Banbury Road OX2 7LL

01865 366660

oxford@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

