



Cherry Orchard

South Newington, Oxfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautiful Grade II listed edge-of-village house, dated 1727, with lovely gardens and useful outbuildings

Cherry Orchard has been sympathetically extended and renovated by the current owners to create a stunning stylish family home. This Grade II listed local ironstone period property blends charming period features with modern family living.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DRIVE WAY ANNEXE BARNs



1.38 ACRES



FREEHOLD



EDGE OF VILLAGE



3626 SQ FT



GUIDE £2,000,000



The property

Good family accommodation is arranged over three floors and includes a lovely family kitchen with built in units and an electric AGA. There are double doors opening to the terrace and views over the gardens. Adjoining the kitchen is a delightful morning room with log burner. Both rooms benefit from under floor heating. A useful utility/boot room is located near the back door.

At the heart of the house is an impressive full height entrance hall with open solid oak staircase rising to the upper floors. From the entrance hall is the dining room and a generous triple aspect drawing room with oak flooring, log burner and built in cupboards. All of the ground floor rooms are well proportioned with high ceilings and large windows giving a feeling of space and light.

On the first floor is an impressive principal bedroom suite with vaulted ceiling and an integral bath and wash basin and large adjoining dressing room. Across the landing are two further double bedrooms, one with an en suite and a family shower room. On the second floor there are two further double bedrooms.

The property retains a range of period features including sash windows with shutters, exposed beams and working fireplaces.

Outside

The property is approached via a private drive with good sized parking area giving access to the range of outbuildings. The Bakery has been recently converted into one bedroom annexe. Planning permission also exists for converting the two additional stone outbuildings into additional accommodation although they currently provide useful storage and have the potential for a number of uses.

The delightful well maintained gardens incorporate lawned areas, flower beds, a vegetable patch blended with an area of woodland and mature trees. There is also a small former quarry from where the stone for the house would have been quarried and areas of meadow giving the property a high amenity appeal. There grounds also benefit from a vehicular access onto the Barford Road and pedestrian access onto Sands Lane. The ample grounds are a real feature of the property.









History

The copyholders of Magdalen College, Oxford, built several notable houses, including Cherry Orchard; "a substantial house in grounds which by the late 18th century included a wilderness, was built in 1727 by Richard Edward King, a London pewterer, who exported pewter goods to the Americas from his business in Camberwell and whose family held a college copyhold from the 1680s until the mid 19th century".

Location

South Newington is a popular Conservation Area village situated between the market towns of Chipping Norton and Banbury in undulating Oxfordshire countryside, close to the north Cotswolds. The village has an active community with several village events throughout the year. There is a Parish Church, village hall, a public house (Duck on the Pond) with well regarded restaurant, and the Pole-Axe village green, which is a popular play and relaxation area. There are numerous popular pubs in the area, including the George in nearby Barford St Michael, a

nice field walk away.

More extensive facilities can be found nearby at Bloxham including doctor, dental and veterinary surgeries and a mini supermarket.

Local primary schools can be found at Bloxham, Great Tew and Deddington, with secondary schools at Bloxham and Chipping Norton.

The area is renowned for schools, with Kitebrook, Tudor Hall, Bloxham and Winchester House all being popular local choices. The Oxford and Abingdon schools are within easy reach. The nearest railway stations and at Charlbury and Banbury with regular services to Paddington and Marylebone respectively.

Soho Farmhouse members club at Great Tew has added to the appeal of the area, complementing the near-by Daylesford Organic Farm Shop, Estelle Manor and Restoration Hardware.



Distances

- Banbury 5.9 miles
- Chipping Norton 7 miles
- Oxford 20.5 miles
- Woodstock 12.8 miles

Nearby Stations

- Banbury Train Station - 6.5 miles (London Marylebone in about 1 hour)
- Charlbury Train Station 10.4 miles (London Paddington in about 1 hour and 10 mins)

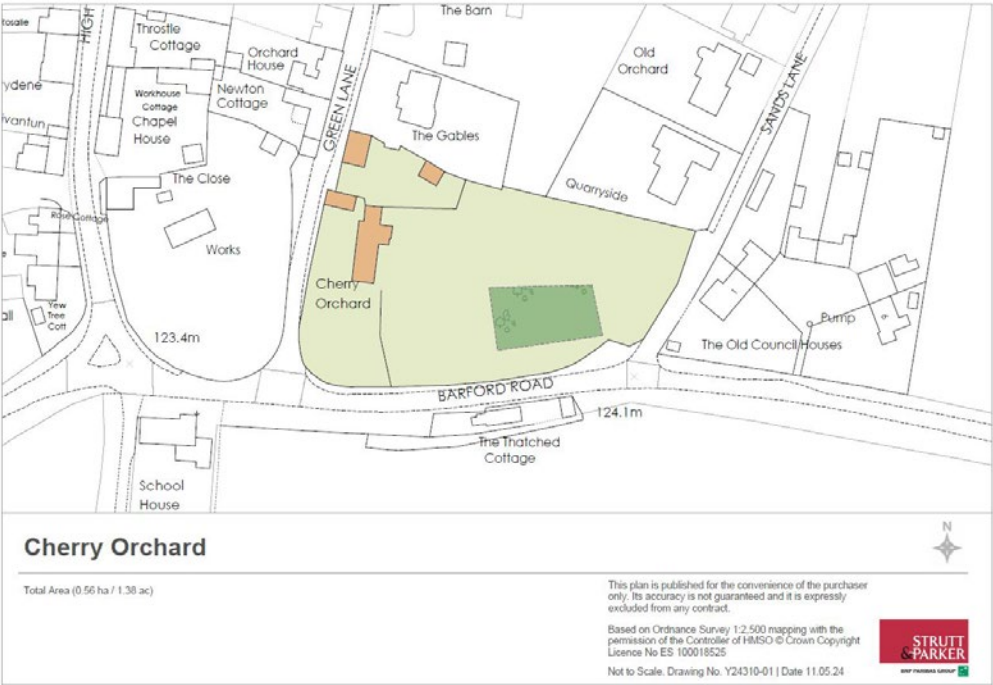
Key Locations

- Soho Farmhouse 5.4 miles
- Daylesford 13.5 miles
- Clarksons Farm 9.2 miles

Nearby Schools

- Tudor Hall 4 miles
- Bloxham School 2.5 miles
- Kitebrook 13.5 miles
- Great Tew Primary School 3.2 miles







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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 2528 sq ft (235 sq m)

Annexe 387 sq ft (36 sqm)

Barn 1 473 sq ft (44 sqm)

Barn 2 236 sq ft (22 sqm)

House and outbuildings in total 3626 sq ft (337 sqm)

For identification purposes only.

Directions

(OX15 4JH) From Oxford proceed north on the A44. Beyond Woodstock, at Enstone, turn right for 'The Tews' and follow the B4022 until you reach the A361 (Chipping Norton to Banbury Road). Turn right towards Banbury, as you enter South Newington bear right (feels like straight on) towards the Barfords. Green Lane is the second turning on the left and the house is first on the right.

what3words: december.bend.corrode

General

Local Authority: Cherwell District Council

Services: Mains electricity, water and drainage. Oil fired central heating. BT broadband, Gigaclear in village.

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

Council Tax: Band E

EPC Rating: TBC

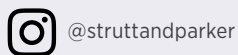
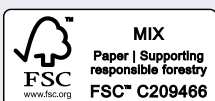
Tenure: Freehold

Banbury

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