



The Old Manse

West Edge, Marsh Gibbon, Bicester

A stunning Grade II-listed thatched cottage in the heart of a popular village on the Oxfordshire and Buckinghamshire border, with a substantial and versatile layout.

The cottage dates back to the early 18th century and is brimming with character which can be seen throughout. Outside, a private gated driveway provides ample parking, while the garden is well established and wonderfully secluded.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



PRIVATE DRIVEWAY



GARDEN



FREEHOLD



VILLAGE



3,527 SQ FT



OFFERS IN EXCESS OF £1,000,000

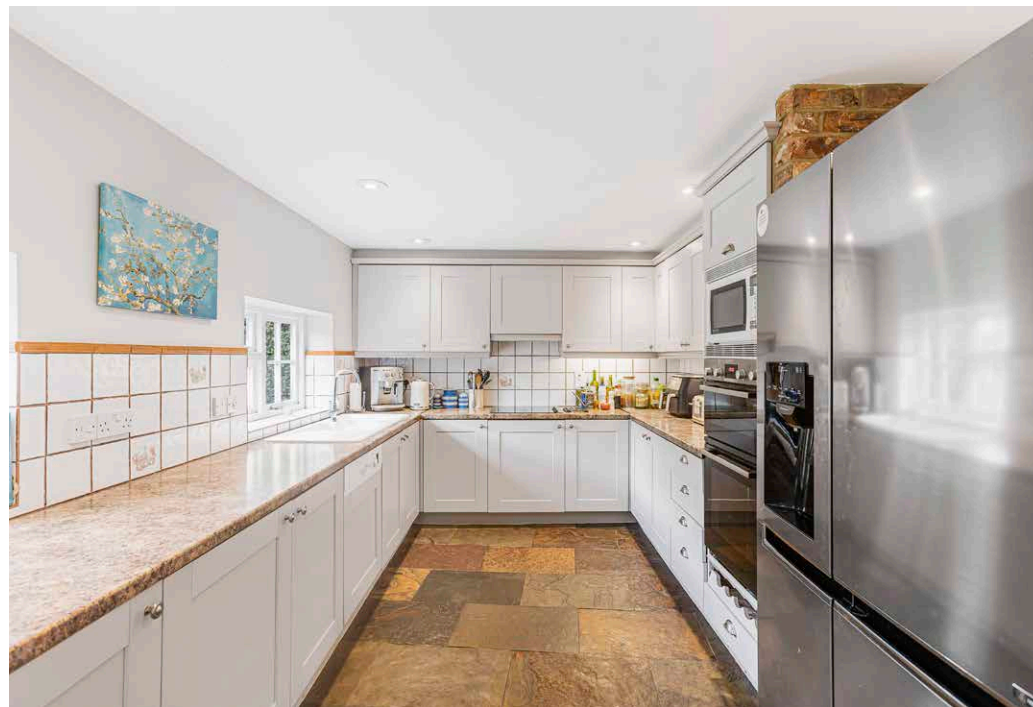
The property

The generous proportions of the cottage are ideal for families, offering plenty of space with a choice of reception rooms in both the original part of the cottage and the garage conversion. Additionally, all the bedrooms on the first floor are double size and separated across two different parts of the house to allow for a high degree of privacy – also ideal for visiting guests.

An inviting first impression is afforded by the welcoming reception hall, with its traditional flagstone floor and stairs leading upstairs. The ground floor has three generous reception rooms in the original part of the house and each is beautifully appointed with an elegant décor scheme, complementing the original features including inglenook fireplaces and exposed beams. Bridging the original and more modern parts of the house is a further hallway, which leads to a warm and well-appointed kitchen, a spacious formal dining room and a utility room for laundry machines.

A further reception room within 'The Bunker', now converted to an annexe, is a cinema room and golf simulator (the equipment is available to purchase separately on request).

Upstairs, three bedrooms and a shower room are situated in the earlier part of the house, arranged together around a landing and each with their own charm and character. In the extension there is a principal bedroom with en-suite bath and shower room and a further double bedroom with en-suite shower room – both with built-in wardrobes.



Outside

The Old Manse is set behind its own private gated driveway, where there is ample parking for a number of vehicles. The rear garden is wonderfully secluded and features attractively landscaped hedges and specimen trees, rose borders and well-stocked flowerbeds which provide year round colour and interest.

Location

Marsh Gibbon is a thriving village on the Buckinghamshire/Oxfordshire border, approximately five miles east of Bicester. The village has a number of amenities including a convenience store, Post Office, pub, churches and a range of community clubs and activities, while Bicester provides superstore shopping as well as the world-famous Bicester Village Designer Outlet. Aylesbury and Oxford also provide an extensive array of amenities.

Access to the M40 motorway is via junction 9 and there are good local road links via the A41 and A34. Bicester Village and Bicester North train stations provide an excellent service to London Marylebone. Both are around 10 mins drive and the train journey is c.50mins. The area is renowned for its excellent schooling with a number of grammar schools, academies, well-respected primary schools and independent schools to choose from in both Oxfordshire and Buckinghamshire.



Distances

- Bicester 5.6 miles
- Aylesbury 15.4 miles
- Oxford 22 miles

Nearby Stations

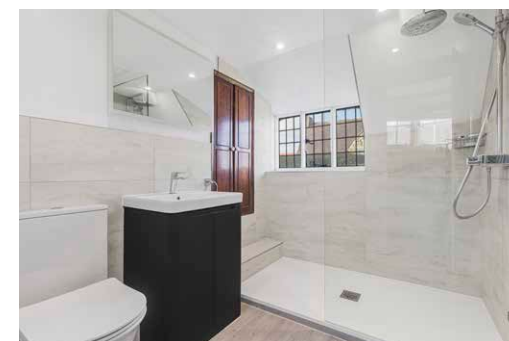
- Bicester North
- Bicester Village
- Haddenham & Thame Parkway
- Heyford
- Oxford Parkway

Key Locations

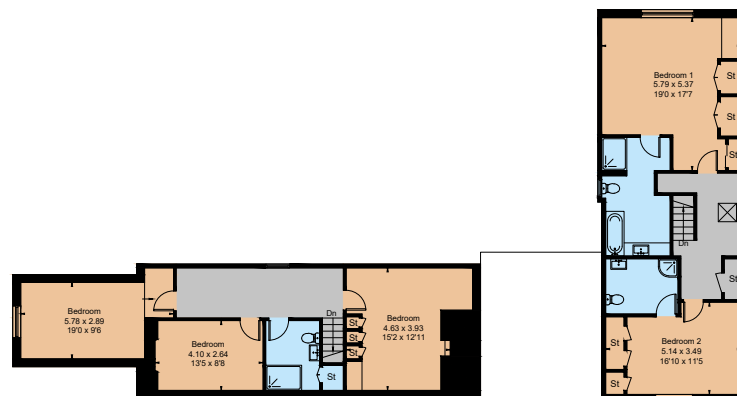
- Bicester Village
- Soho Farmhouse
- Daylesford Organic

Nearby Schools

- Stowe School
- Headington
- The Dragon
- St. Edward's Oxford
- Magdalen College School
- Marsh Gibbon C of E School
- Twyford C of E School
- Aylesbury High School
- Aylesbury Grammar School



Approximate Floor Area = 328 sq m / 3527 sq ft



First Floor



Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #97816

Floorplans

Main House internal area 3,527 sq ft (328 sq m)
For identification purposes only.

Directions

OX27 0HA

what3words: ///safe.grapes.absorbing

General

Local Authority: Buckinghamshire Council

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

Services: Mains electricity, water and drainage.
Oil-fired central heating.

Council Tax: Band G

EPC Rating: E

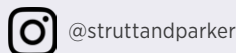
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken TBC. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Oxford

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

01865 692303

oxford@struttandparker.com
struttandparker.com



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

For the finer things in property.

