



The Manor House

Noke, Oxford, Oxfordshire OX3 9TX



Beyond your expectations

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Summary of Accommodation

8 Bedrooms | Kitchen Breakfast Room | Dining Room | Hall | Drawing Room | Conservatory | Laundry Room | Scullery | Tack Room | 3 Bathrooms | Dressing Room | 2 Cloakrooms | Loft Storage | Log Store | Stabling and Outbuildings | Swimming Pool | Barn | Separate 2 Bedroom Cottage | Gardens and Grounds Measuring 2.68 Acres

FREEHOLD TENURE

Oxford Station – 11 miles, Bicester North Station – 9 miles. A34(J8) – 1.5 miles
(All distances are approximate)



Description

A stunning and substantial detached 17th Century period house built from stone and later extended in brick, which is coming to the market for the first time in over thirty years. The property was the residence of the famous artist William Logsdail who lived here from 1922–1944 and a blue historical plaque can be found on the front of the house. The property is built over three floors and has a wealth of character features including high ceilings, wood panelling and inglenook fireplaces. The principle reception rooms which include the dining room, hall with stone inglenook fireplace and drawing room with access to the conservatory are all of sizeable proportions. There is a fantastic kitchen breakfast room with a range of fitted units, tack room, laundry and scullery with flag stone floor so indicative of a house of this period.

To the first floor there are five bedrooms which include a spacious master bedroom with attached dressing room with a range of wardrobes and ensuite shower/bathroom and a further family bathroom. Three further bedrooms, a bathroom and an attic room can be found on the second floor.

In addition there are a range of outbuildings and a separate two bedroom cottage with sitting room, bathroom and kitchen, it also benefits from an enclosed private garden. The current owners rent the cottage as holiday accommodation throughout the year and would be happy to assist any further purchaser considering the same.

Outside

The property is accessed via a private gravel driveway and leads to ample parking for several cars, outbuildings, a large barn and the separate two bedroom cottage, which is currently used for holiday lets. The garden and grounds measure approximately 2.68 acres and comprise a large sun terrace with swimming pool, lawns and paddock interspersed with trees and shrubs. There are also a number of period outbuildings (which could be converted subject to the necessary planning consents). The gardens are surrounded by mature trees which offer immense seclusion and privacy and to the rear of the garden there are spectacular views over the far reaching countryside.



Situation

Noke is a small village and civil parish in Oxfordshire which is situated about 5 miles north east of the City of Oxford and is accessed via a no through road. The village has a wealth of period homes, a 13th Century Church and is surrounded by stunning countryside. The pretty village of Islip is approximately 2 miles away, renowned as the birthplace of Edward the Confessor and benefits from a significant number of attractive period properties, a well regarded village school, church, community shop with Post Office facilities and two public houses. Running through the village is the River Ray and surrounding the village is lovely countryside with an extensive network of footpaths and bridleways. The village benefits from its own rail link to Oxford and Bicester (from where main line services to London Paddington and Marylebone, respectively, take approximately one hour). The M40 can be accessed at J8 and J9 and the A34 is approximately 1.5 miles distant. Heathrow Airport is accessible within approximately one hour by car. The historic City of Oxford offers a comprehensive selection of shopping, leisure and educational facilities.

Local Authority

Cherwell District Council – 01865 249811

Services

Mains Electricity, Water and Drainage, Oil fired central heating.

Directions

From Oxford take the A40 towards Headington, turn left to Elsfield and proceed through the village. At the crossroads turn left onto the B4027 signposted to Woodeaton. Proceed through the village and at the T-Junction turn left to the top of the hill, take the right hand turning, signposted to Noke. Down the hill into the village and bear right at the church, after a short distance The Manor House can be found on the left hand side.



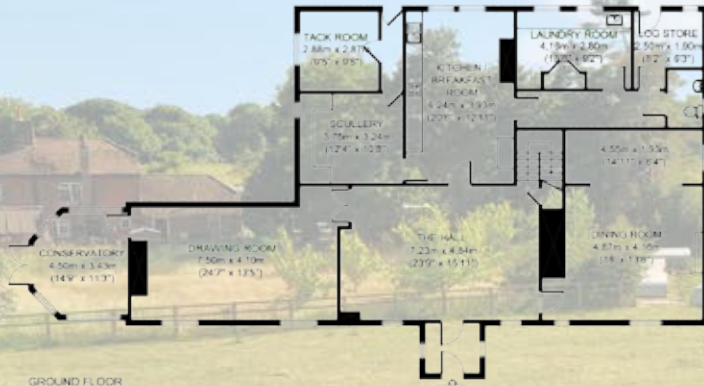




OUTBUILDING
 GROSS INTERNAL
 FLOOR AREA 463 SQ FT



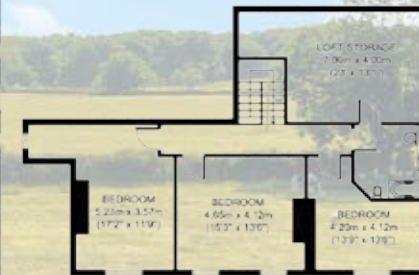
OUTBUILDING
 GROSS INTERNAL
 FLOOR AREA 2486 SQ FT



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 2207 SQ FT



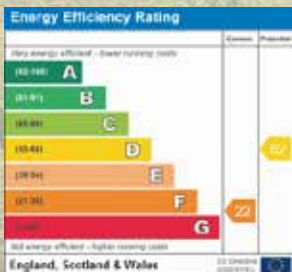
FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 1778 SQ FT



SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1056 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 6286 SQ FT / 584 SQ M
 THE MANOR HOUSE

All measurements of walls, doors, windows, terraces and balconies including their size and location are shown as standard sizes and finishes cannot be regarded as a representation by the seller.



For clarification, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.