

# MANOR FARMHOUSE

BLOXHAM, OXFORDSHIRE





An imposing and beautifully presented Grade II Listed village house, with enclosed private gardens, outbuilding and parking.

**Ground Floor:** Kitchen/Breakfast Room • Dining Room  
Boot Room • Sitting Room • Entrance Hall • Drawing Room • Playroom • Utility Room • Cloakroom

**First Floor:** Principal Bedroom with adjoining Bathroom and Dressing Room • Bedroom 2 with open plan Bathroom • 3 Further Double Bedrooms • Family Bathroom • Cloakroom • Study/Bedroom 6

**Cellars:** Pantry • Games Room/Wine Cellar

**Outside:** Detached Outbuilding with Garage • Log Store • Gym and Studio above • Enclosed landscaped Gardens Courtyard • Heated Swimming Pool

**Butler  
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## DESCRIPTION

Manor Farmhouse is a stunning Grade II Listed property tucked away within the Conservation Area of the village of Bloxham. The House is constructed from local Hornton ironstone and is believed to date back to the 15th Century.

The house, gardens and outbuilding have been fully and sympathetically refurbished to an incredibly high standard by the current owners to create a modern family home that retains many of its period features. These include flagstone floors, open fireplaces, window shutters and a vaulted ceiling with original exposed beams.

Internally the spaces have been cleverly designed and utilised to create a home that is not only ideal for entertaining, but also for modern family living with no shortage of reception rooms for living and working from home. Manor Farmhouse has also been let successfully out by the current owners as a high end holiday let.







The landscaped gardens wrap around the house and have been carefully designed around the mature trees and box hedging to provide open formal gardens that enhance the private feel. The garden to the west of the house has a vine covered terrace, open lawn and heated swimming pool.

## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## DIRECTIONS (Postcode OX15 4NB)

From Chipping Norton on the A361 heading towards Banbury, once in Bloxham turn right off the high street onto Humber Street, you will then head onto Chapel Street with the elephant & Castle pub on your left. Follow Chapel Street round and turn left onto The Ridgeway and after approximately 50meters the rear entrance to Manor farmhouse will be on the left hand side. The gravelled driveway leads down to the house.

**what3words:** folks.typical.budding



### Towns

Banbury 3 miles  
Chipping Norton 9 miles  
Oxford 25 miles



### Pubs

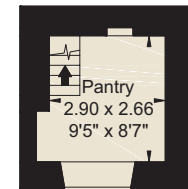
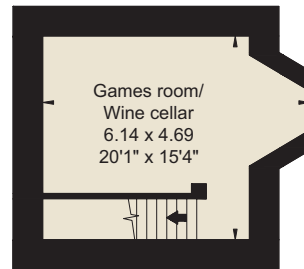
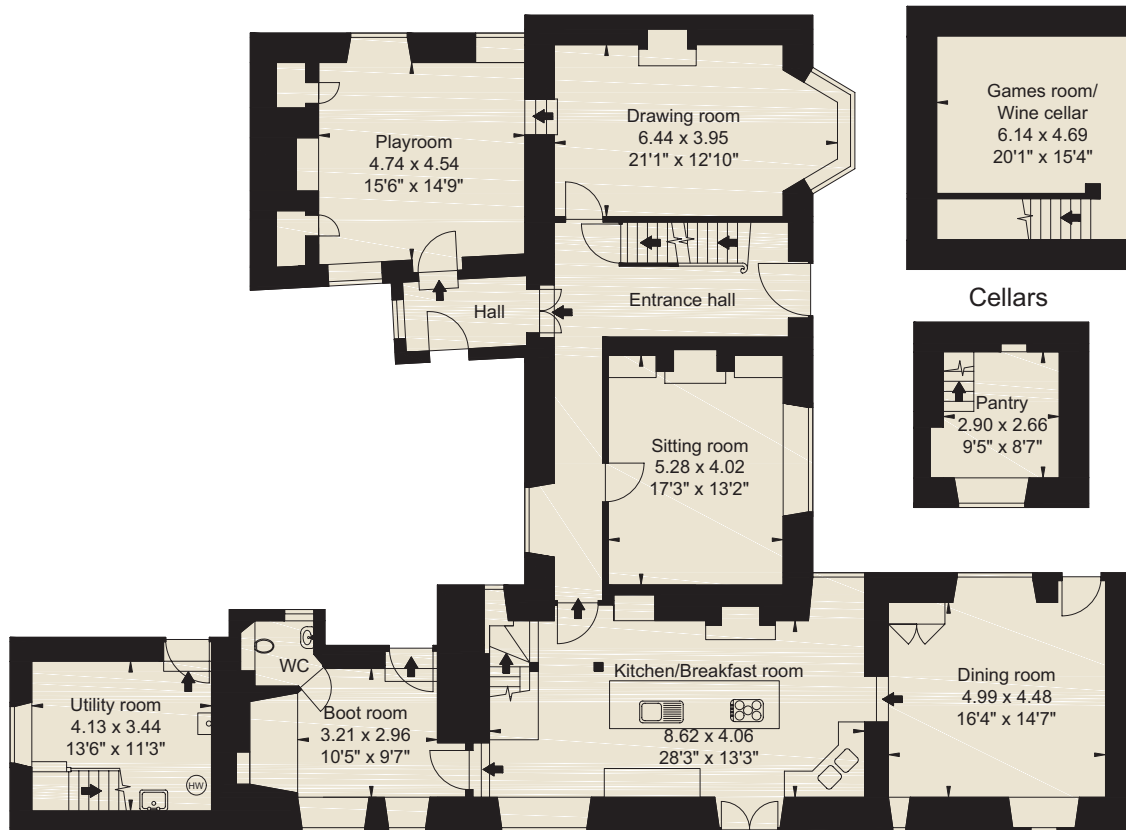
The Joiners Arms 0.2 miles  
The Red Lion 0.2 miles  
Elephant & Castle 0.1 miles



### Schools

Tudor Hall School 1.9 miles  
Bloxham School 0.3 miles  
Sibford School 7 miles

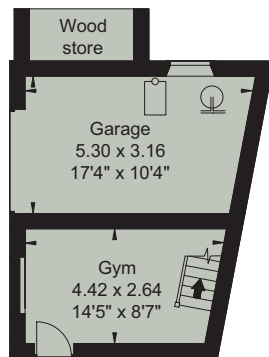




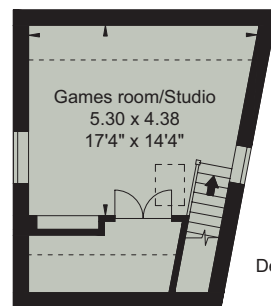
Gross internal area (approx):  
 House: 440 sq m (4,738 sq ft)  
 Outbuildings: 62 sq m (668 sq ft)  
 Total: 502 sq m (5,406 sq ft)  
 inc. restricted head height  
 For identification only. Not to scale  
 © Cotswold Plans Ltd



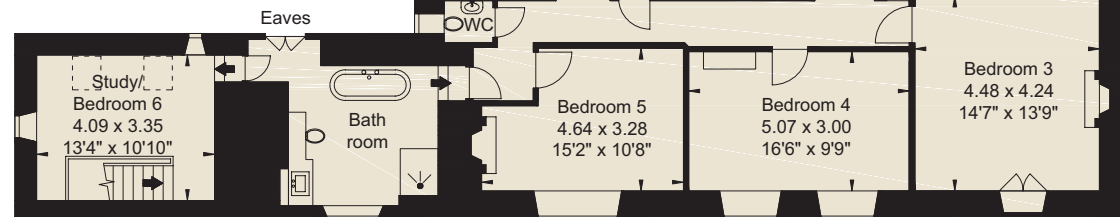
Ground floor



Outbuilding  
Ground floor



Outbuilding  
First floor



First floor

Not shown in  
actual location /  
orientation

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Denotes restricted  
head height



**Train station**

Banbury Station 3 miles

**Members Clubs**

Daylesford Organic Shop &amp; Spa 15 miles

Soho Farmhouse 7 miles

Estelle Manor 18 miles

**Services:** Mains gas, water, drainage, and electricity, broadband. Swimming pool is heated by separate oil boiler.

**Rights of Way:** There are no footpaths over the property.

**Listing:** The property is Grade II listed.

**Local Authority:** Cherwell District Council - 01295 227001

**Council Tax:** Band G

**EPC Rating:** D

**Tenure:** Freehold

**VIEWINGS (Postcode OX15 4NB)**

Please telephone Butler Sherborn: Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)



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