



Manor Farmhouse, Hampton Gay, Oxfordshire



A substantial and attractive manor farmhouse in a glorious location within 6 miles of the city of Oxford.

Summary of accommodation

Main House

Reception hall | Kitchen/breakfast room | Drawing room
Dining room | Sitting room | Secondary hall | Scullery
Utility room | Boot room and stores

Principal bedroom, dressing room/second bedroom
Four further bedrooms | Two bathrooms (planning permission granted for further bathrooms and bedrooms)

Garden and Grounds

Range of outbuildings, including two stone barns

Mature walled gardens of approximately 0.84 acres

Distances

Bletchingdon 1 mile, Oxford 6 miles, Oxford Parkway 4.7 miles (services to London Paddington and Marylebone from 66 minutes), Bicester Village 9 miles, Estelle Manor 10.6 miles, Soho Farmhouse 8.5 miles Central London 65 miles (All distances and times are approximate).



Knight Frank Oxford
274 Banbury Road
Summertown, Oxford
OX2 7DY
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Damian Gray
01865 790 077
damian.gray@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Jamie Robson
020 7861 1549
jamie.robson@knightfrank.com

Description

Manor Farm House is a substantial and attractive Grade II listed house situated at the end of a long track within the hamlet of Hampton Gay. The house has been refurbished and cleverly enlarged by the current owners and now comprises flexible accommodation, including a wonderful kitchen/breakfast room with views of the garden.

It is rare to find a house in such a private setting with a volume of space and also the ability to create further bedroom accommodation (planning consent achieved) if needed.

The house sits in grounds of approximately 0.84 acres with a mature south facing garden and an old grass tennis court. The gravelled courtyard leads to workshops, a former cart barn, a stone period barn (the old granary) and various other outbuildings.

The house has extensive views over open farmland with walks from your doorstep through beautiful Oxfordshire countryside down to the villages of Thrupp and Shipton via the ruins of Hampton Gay Manor.

Location

Hampton Gay is a small hamlet about 6 miles to the North of the city of Oxford, surrounded by open countryside and farmland. This historical hamlet contains a few houses, including Manor Farm. Within minutes are the villages of Hampton Poyle (with its excellent public house, The Bell) and Bletchingdon, where there is a primary school and local food store. The nearby villages of Islip, Weston-on-theGreen and Kirtlington all have local facilities, and Oxford is within a short drive.

The village itself is mentioned in the Domesday Book, with the original Manor House almost completely destroyed by fire in the late 19th century. The farm has been owned by various religious orders, including the Knights Templar, and the surrounding estate has also passed through various owners, including Viscount Wenman and Wadham College.

The area is particularly sought-after due to the proximity to Oxford, Summertown and the many highly acclaimed schools, including St Edward's, Summer Fields, Oxford High School, Headington School, the Dragon, Magdalen College School, and Radley College, amongst others.







Communications are excellent with Junction 9 of the M40 about 6 miles away. There is a fast train service from Bicester to London Marylebone (approximately 50 minutes) and also from Oxford Parkway with services to London Paddington and Marylebone from 66 minutes.

Further planning permissions granted

Planning permission has been granted to adjoin the current principal bedroom to bedroom 2 and also the principal bathroom to create a larger principal bedroom suite. Further consent has been granted for another guest/staff bedroom suite and also family bedroom and bathroom. There is also considerable scope, subject to planning permission, to create further accommodation/entertaining space within the court yard barns.

Property information

What3Words: ///arena.fitter.telephone

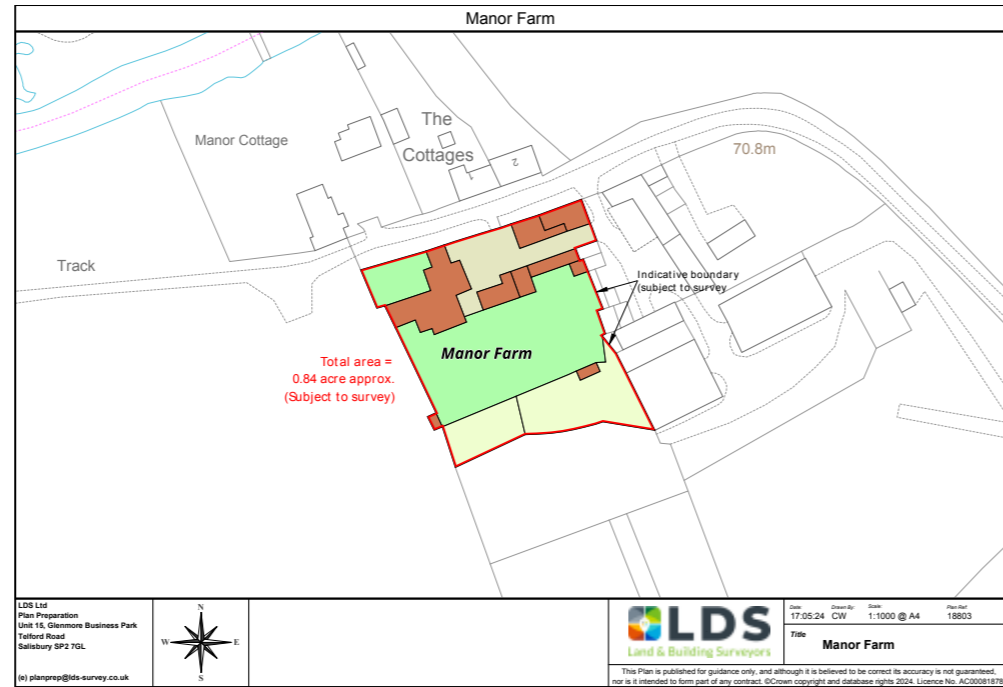
EPC: G

Local authority: Cherwell District Council

Tenure: Freehold

Council Tax Band: G

Services: Private water, mains electricity, private drainage and oil fired central heating.



Approximate Gross Internal Floor Area
Main House = 603 sq m / 6,490 sq ft
Outbuilding = 255 sq m / 2,744 sq ft
Total area = 858 sq m / 9,234 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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