



The Old Vicarage, Northmoor, Oxfordshire



An elegant and substantial former vicarage set in extensive private gardens within easy reach of Oxford.

Summary of accommodation

Main House

Entrance hall | Drawing room | Dining room | Study
Kitchen/breakfast room | Pantry | Boot room | Utility room
Guest cloakroom | Plant room

Principal bedroom suite with dressing room and bathroom
Guest bedroom suite with bathroom | 4 further bedrooms
2 further bathrooms

Garden and Grounds

Private mature gardens with views over open countryside.
Detached timber-built garage block with tool and log store.

Mature gardens of approximately 1.11 acres

Distances

Witney 8.3 miles, Abingdon 9.6 miles, Didcot railway station
15.4 miles (London Paddington from 37 minutes),
Oxford 16.3 miles, London 68.4 miles
(All distances and times are approximate).



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Description

The Old Vicarage is a beautiful period house with substantial rooms and extensive private gardens overlooking open countryside. The property was constructed in circa 1901 by John Oldrid-Scott, son of the famous architect, Sir Gilbert Scott. Of note are the impressive drawing room and dining room, together with the large and bright kitchen/breakfast room. There are six bedrooms, including two suites, and two further family bathrooms. The property also benefits from extensive walk-in attic storage. Many of the rooms are dual aspect with views either over the gardens or open countryside. The grounds are in excess of an acre and are divided into formal and informal areas of lawns, deep herbaceous and shrub borders, together with a variety of fruit trees. On the drive adjacent to the house, there is a very useful timber garage block and a machinery store.

Location

The villages of Northmoor, Standlake and Stanton Harcourt provide public houses, including the well-known community pub in Northmoor, The Red Lion, a post office and a village store for everyday needs. Communications are excellent, with a regular rail service from Didcot (15.4 miles) to London Paddington, which takes about 40 minutes. All of the celebrated Abingdon and Oxford schools are within an easy drive, including St Helen and St Katherine, The Manor Preparatory School, Abingdon Prep, St Hugh's, Cokethorpe, St Edward's, Radley, the Dragon, Oxford High School and Summer Fields. At the edge of the Cotswolds, the property is also within convenient reach of Chipping Norton, Burford, Soho Farmhouse, Daylesford Organic, Estelle Manor and RH (Restoration Hardware at Aynhoe).







Property information

What3Words: ///pianists.cubic.redouble

Postcode: OX29 5SX

EPC: E

Local authority: West Oxfordshire District Council

Tenure: Freehold

Council Tax Band: G

Services: Private water, mains electricity, mains drainage, oil-fired heating



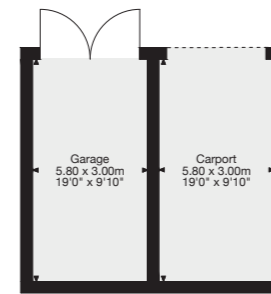
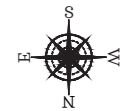
Approximate Gross Internal Floor Area

Main House = 418 sq m / 4,499 sq ft

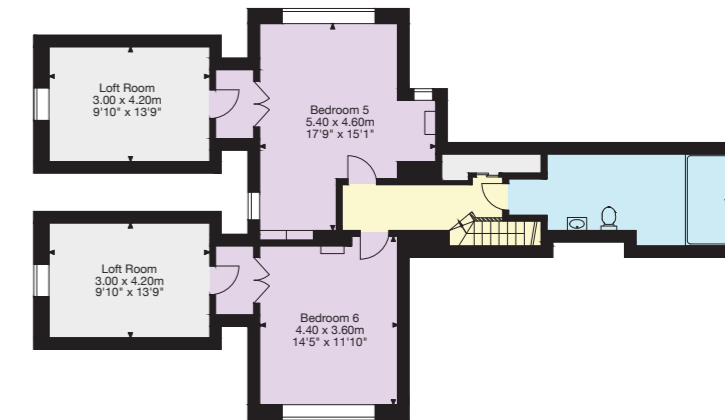
Garage = 36 sq m / 387 sq ft

Total area = 454 sq m / 4,886 sq ft

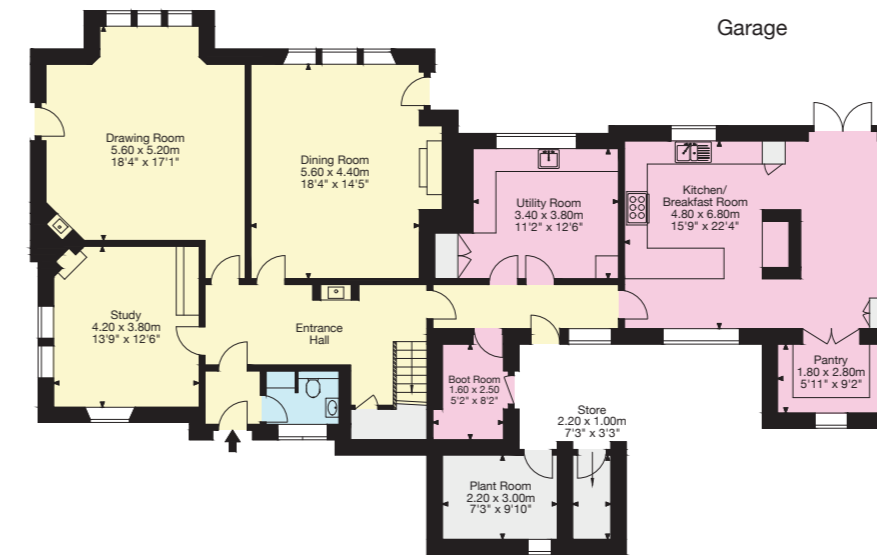
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



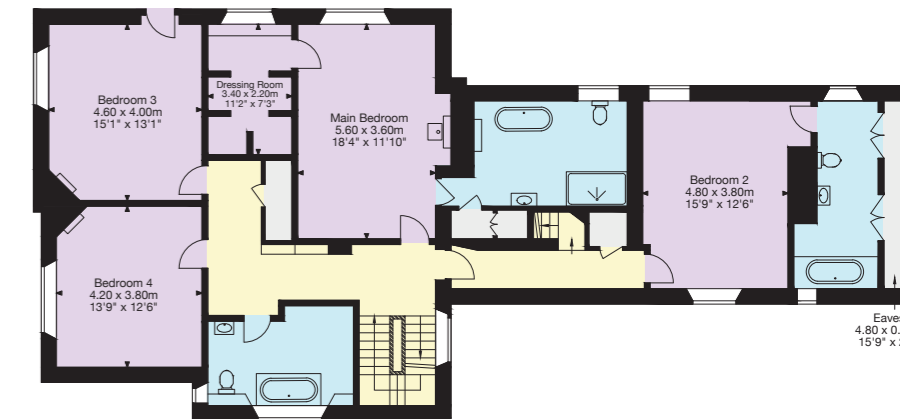
Garage



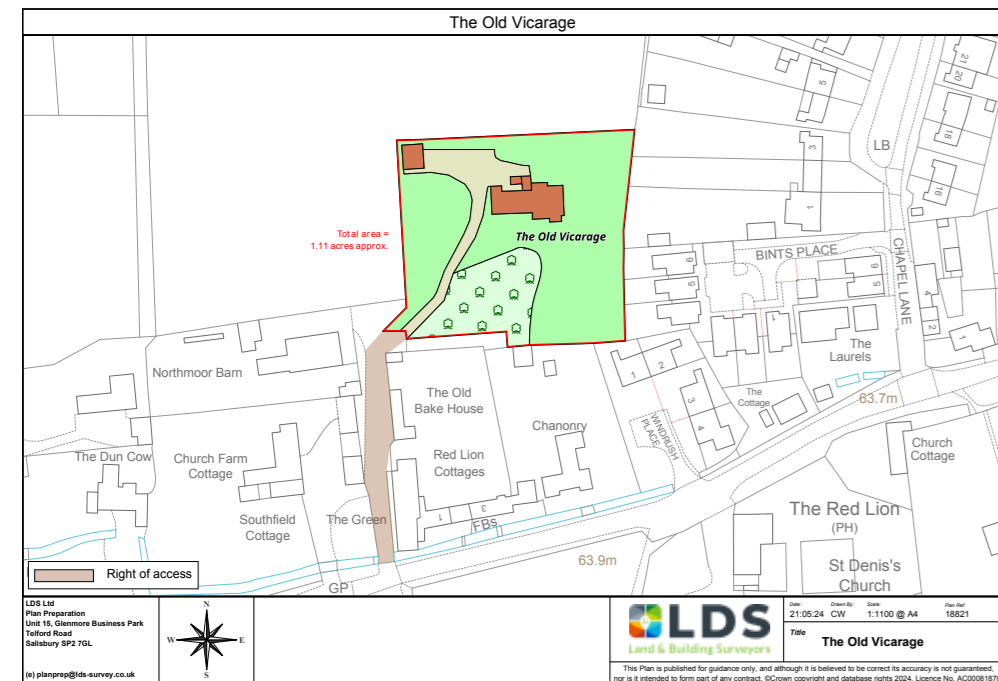
Second Floor



Ground Floor



First Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024, Photographs and videos dated May 2024.

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