

A large, three-story red brick manor house with a red tiled roof, white window frames, and a white portico. The house is surrounded by a large green lawn and mature trees. A gravel driveway leads to the house. The sky is blue with scattered white clouds.

Copcourt Manor, Tetsworth, Oxfordshire



A fine Georgian manor house with a cottage, set in open countryside, under 40 minutes by rail to London.

Summary of accommodation

Main House

Reception hall | Drawing room | Dining room | Sitting Room
Kitchen/breakfast room | Playroom

Principal bedroom suite with en suite bathroom
Separate dressing room | Three further bedroom suites

Self-contained one bedroom flat

Copcourt Manor Cottage

Open-plan living room | Kitchen | Bedroom | Bathroom

Outbuildings

Gymnasium building
Barn style garage/car port for three cars | Granary
Office

Equestrian Facilities

Stable yard with six stables | Manège

Garden and Grounds

Driveway | Formal and informal lawns | Moat
Mature trees | Tennis court

In all about 4.95 acres



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Situation

Copcourt Manor lies at the base of the Chiltern Hills between Oxford and Thame. The nearby market town of Thame, the riverside town of Henley-on-Thames and the city of Oxford provide an excellent range of amenities, including a comprehensive range of shops, supermarkets, restaurants and schools. There are a number of well-regarded restaurants nearby, including Le Manoir aux Quat'Saisons in Great Milton, the Sir Charles Napier in Chinnor, and Raymond Blanc's The Black Horse in Thame.

There is an excellent train service from Haddenham and Thame Parkway to London Marylebone (taking 36 minutes), and junctions 6 and 7 of the M40 provide excellent road access to London Heathrow and Birmingham airports. A 24-hour Oxford Tube bus service to central London runs from Lewknor Turn, approximately a 7-minute drive from the property.

Sporting activities in the area include racing at Royal Ascot, Cheltenham, Towcester, Newbury and Royal Windsor; polo at Kirtlington and Windsor; and golf at Oxford, Princes Risborough and Butler's Cross.

Schools in the area include Stowe, Wycombe Abbey, Winchester House, Lord William's School in Thame, Aylesbury Grammar School, Ashfold and Swanborne preparatory schools. In addition, the university city of Oxford, approximately 15 miles away, is well known for its superb educational facilities and a wide choice of independent schools. These include the Dragon, Summer Fields, Headington High School, St Edward's and Magdalen College, amongst many others.

Distances

Thame 4.7 miles, M40 (junction 6) 4.1 miles, Haddenham and Thame Parkway mainline rail link to London Marylebone (from 36 minutes) 6.6 miles, Oxford 16.3 miles, Henley-on-Thames 16.5 miles, Heathrow airport 34 miles.

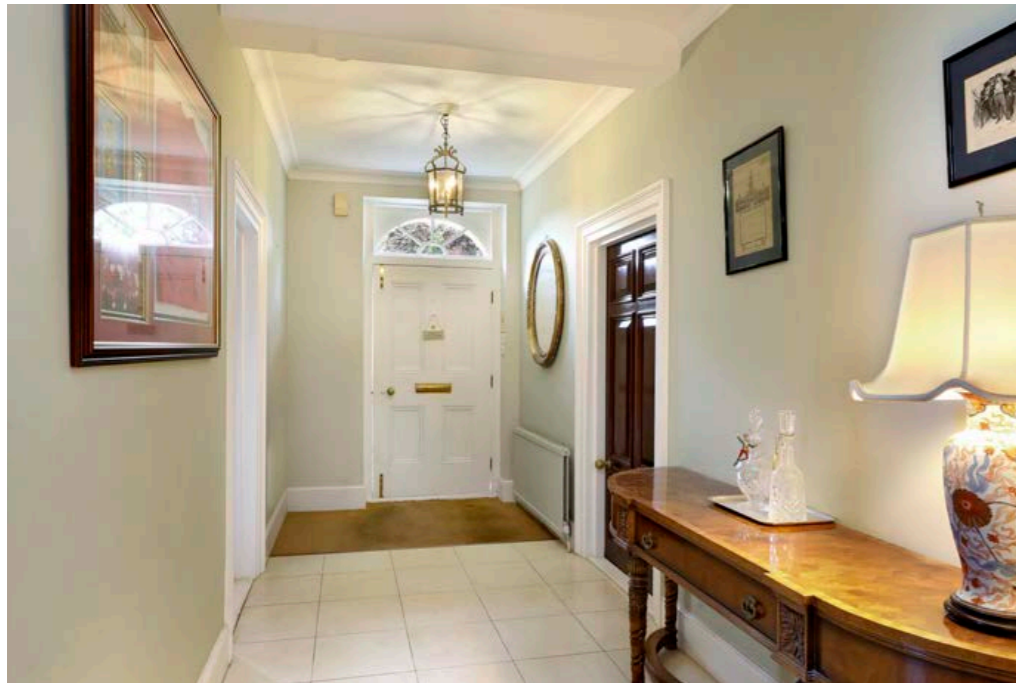
(Distances and times approximate)



Copcourt Manor

Copcourt Manor is a historic Grade II listed manor house set in a beautiful, landscaped garden with mature trees, formal lawns, and a charming moat. A tree-lined driveway leads to the house, crossing a bridge to a gravelled parking area. Though Georgian in origin, the manor has a Queen Anne appearance, with parts dating back to the mid-eighteenth

century. The reception rooms and bedrooms are arranged around a large hallway and landing, with the main reception rooms well-proportioned. The Oak Room is of note, featuring an impressive fireplace and panelling from 1756. The manor also includes a self-contained one bedroom flat.





Approximate Gross Internal Floor Area
 Main House: 416 sq m / 4,477 sq ft
 Garage: 55 sq m / 592 sq ft
 Outbuildings: 191 sq m / 2,055 sq ft
 Barn: 63 sq m / 678 sq ft
 Total Area: 724 sq m / 7,802 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.

Copcourt Manor Cottage and stable yard



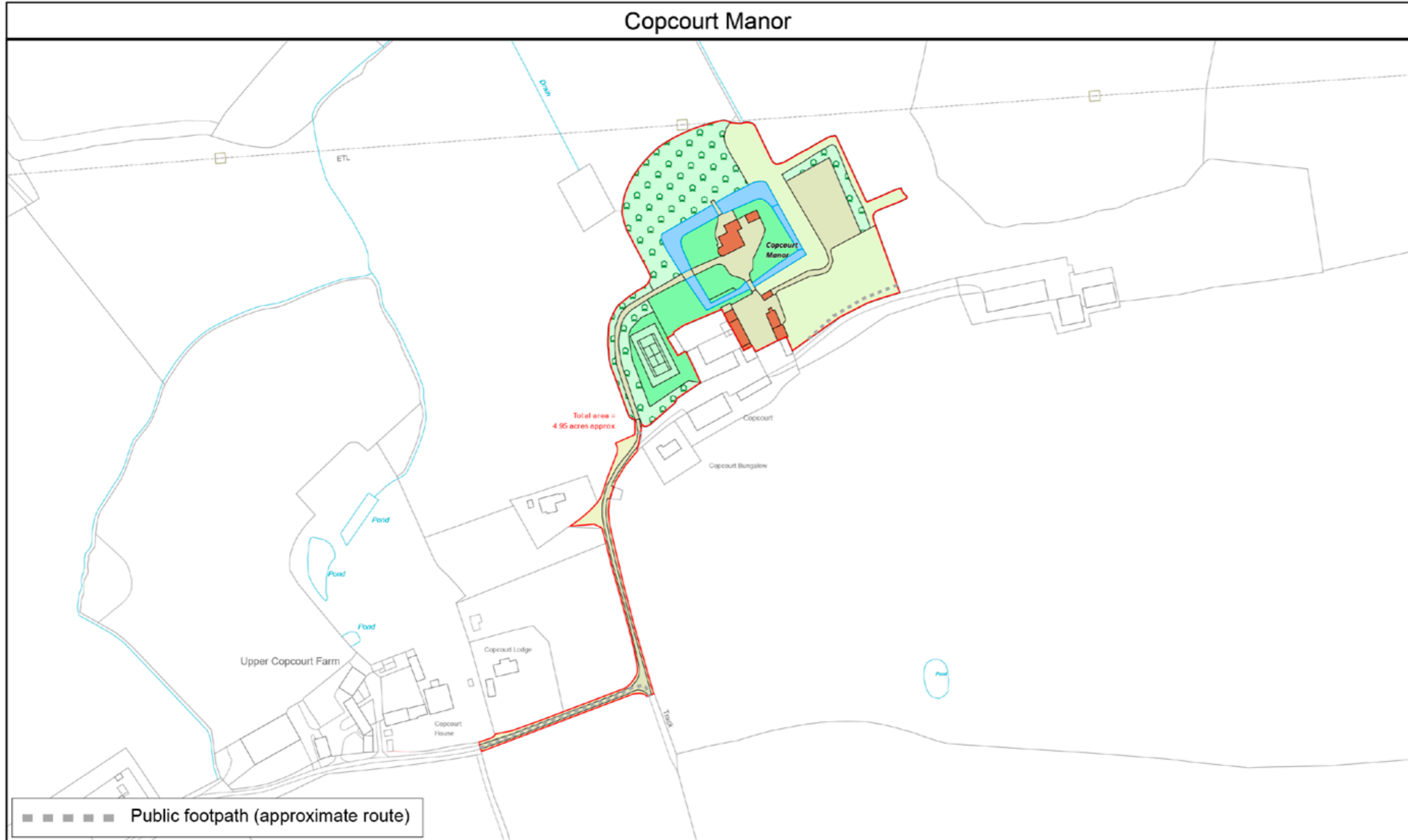
Garden and Grounds

The garden and grounds span about 4.95 acres and feature both formal and informal lawns adorned with mature trees like chestnut, field maple, sycamore, Scots pine, and yew. The moat has bridges leading to informal gardens, including a cherry and apple orchard. There is an outbuilding to the side of the house currently used as a gym (with a separate boiler room). South of the house is a traditional yard with

charming period buildings, including garaging, stables with storage above, and a Grade II listed dovecote. In addition, there is a hard tennis court located beside the driveway, as well as a manège.

Copcourt Manor Cottage, which is within the yard, comprises an open-plan living room, kitchen, bedroom, and bathroom.





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Property Information

Tenure: Freehold.

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

Local Authority: South Oxfordshire District Council.
Tel: 01235 422422

Council Tax Band: H

Energy Performance Certificate Rating:
Copcourt Manor - Rating F
Copcourt Manor Cottage - Rating E

Postcode: OX9 7DE

What3Words: <https://w3w/opposing.renovated.cinemas>

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

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.

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