

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



Oxford 280 Banbury Road Summertown, Oxford OX2 7ED knightfrank.co.uk

Damian Gray 01865 264851 damian.gray@knightfrank.com Country Department 55 Baker Street London W1U 8AN knightfrank.co.uk

Edward Welton 020 7861 1114 edward.welton@knightfrank.com

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 wellregarded 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, 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)



appearance, with parts dating back to the mid-eighteenth







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.

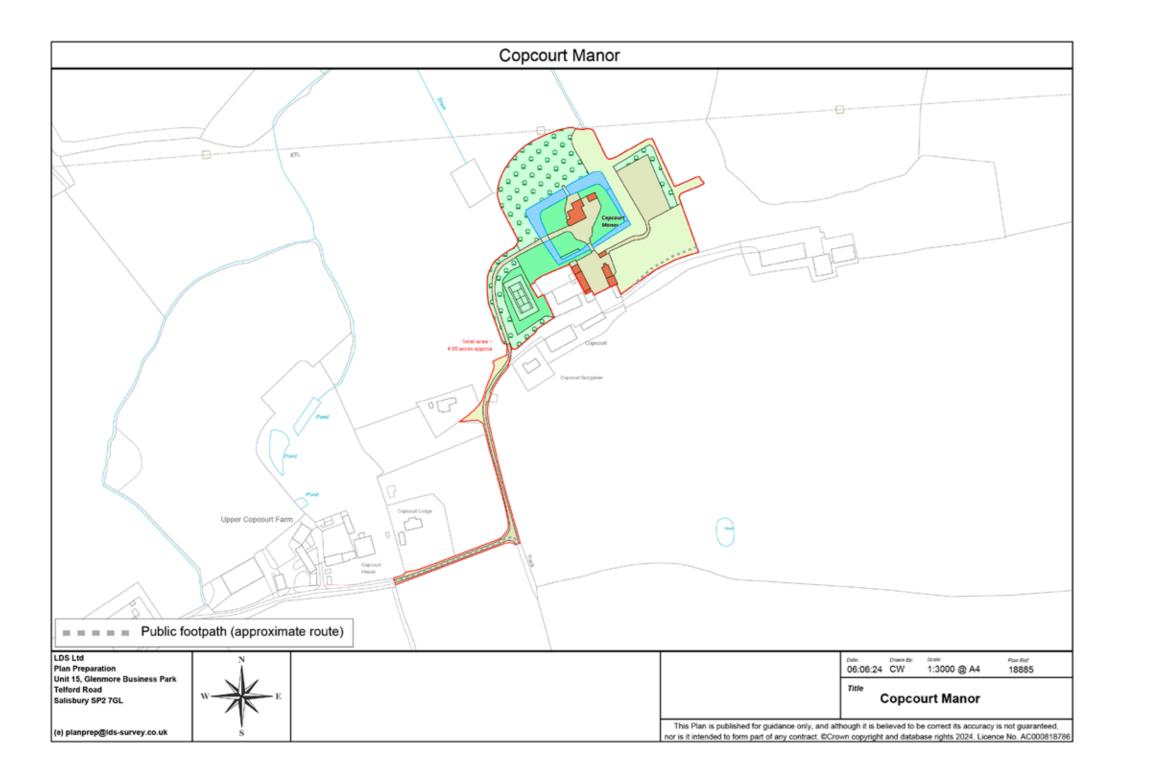


boiler room). South of the house is a traditional yard with









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 July 2024. Photographs and videos dated July 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



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.

