

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 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









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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.

