



The Old Manor

Poffley End, Hailey, Witney, Oxfordshire



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Frank**



A beautifully renovated, historic manor house with cottage and separate office/gym.

		
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Summary of accommodation

Main House

Ground floor: 2 entrance halls | Sitting room | Drawing room | Music room | Dining room | Kitchen/breakfast room | Utility room | Cloakroom

First floor: 7 bedrooms | 4 bath/shower rooms

Garden and Grounds


Attached 1 bedroom cottage | Detached home office/gym | Triple open bay garage | Gardens


In all about 0.75 acres


Situation


Times and distances are approximate.


Situated in the Oxfordshire Cotswolds, between the market towns of Witney and Charlbury, Poffley End is part of the Civil parish of Hailey, which also includes Delly End.

 The mainline railway stations at Charlbury, Long Hanborough and Oxford Parkway provide services to London Paddington and Marleybone.

 Witney is just over 2 miles away and offers free parking alongside extensive shopping facilities (including Waitrose and Marks & Spencer), leisure and sporting facilities. Estelle Manor, Soho Farmhouse and Daylesford are within convenient reach.

 The area offers an excellent selection of state and independent schools including St Hughs, Cokethorpe and the many renowned schools in Oxford, with school bus services to Dragon, MCS and Headington close by.

 The university city of Oxford is reached via the A40, as is the M40 for access to London and Heathrow. Cheltenham, to the west, is also within convenient reach, as are the Cotswold market towns of Buford, Stow-on-the-Wold and Chipping Norton.

 Hailey benefits from its own six acres of community woodland, offering splendid country walks.



The Old Manor

Situated in a conservation area, and the oldest property in the parish of Hailey, The Old Manor is cited in Nikolaus Pevsner's 'The Buildings of England' and has medieval origins dating to the late 15th century including original medieval hexafoil. "It began life as a hall house but was extended and remodelled in c.1600 to give a T-plan with a rear wing. The well preserved interior may be the work of Robert Yate in c.1609, and is notable for its period timberwork". (Conservation Area Character Appraisal West Oxfordshire District Council). Listed Grade II* the property has since evolved further over time and has been more recently modernised and updated by the current owners. Extensive works have included re-decoration of the property throughout, electrics, new boiler and hot water tank, replacing radiators, smoke and security alarms, new kitchen, new utility room, new bathrooms and the addition of bespoke bookshelving and cupboards, and the complete renovation of the 1-2 bedroomed cottage including re-wiring, re-plumbing, two new bathrooms and a new kitchen. Externally, works include renovating the detached thatched home office, a new 3 bay garage and extensive landscaping.

Retaining a wealth of period features including exposed timbers, flag stones, fireplaces, doors and staircase, The Old Manor provides ample accommodation for family life. Three reception rooms all have inglenooks with Clearview wood burners, and there is a music room, cloakroom and utility room (with door to rear garden). The kitchen with electric Aga and work island opens onto the terrace and adjoins the dining/family room. On the first floor the generous principal bedroom has a dressing room and en suite bathroom. There are six further bedrooms and three bath/shower rooms, with 2 roll-top baths.

The attached Cottage is ideal for live in staff and dependant relatives. With access either externally or via stairs to the first floor, it is versatile in size and can alternatively be integrated into the main house accommodation depending on needs.





Approximate Gross Internal Floor Area
Main House: 367.08 sq m / 3,951 sq ft
Garage & Carport: 49.57 sq m / 534 sq ft
Office / Gym / Store: 24.67 sq m / 266 sq ft
The Cottage: 108.64 sq m / 1,169 sq ft
Total Area: 549.96 sq m / 5,920 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.

Gardens & Grounds

Outside, the property is accessed through high electric gates, to ample gravel parking in front of a three bay open garage with an additional closed/lockable bay. There is also a detached thatched outbuilding currently used as a home office, with consent (19/02405/LBC) for a shower room making it perfect for a gym. A further stone building is used as a log store.

Gardens surrounding the property are level and fully enclosed by Cotswold stone walls and fencing, and enjoy the benefits of additional evergreen privacy hedging. The gardens have been landscaped (and maintained) by Nicholsons, inspired by NT Hidcote's 'garden rooms' to create different areas including several lawns, a heritage orchard, vegetable garden, a blossom garden and terraces with views to the open countryside. For those with dogs, there is a separate fully enclosed walled garden accessed from the main garden or via the utility room, which also has a large butler sink and extendable tap to allow for dog washing.

Property Information

Tenure: Freehold with vacant possession on completion.

Services: Mains water, drainage and electricity are connected. Oil fired boiler. Electric Aga. Security system.

Local Authority: West Oxfordshire District Council

Council Tax: G

EPC: F

Postcode: OX29 9UW

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





Oxford
274 Banbury Road
Summertown, Oxford
OX2 7DY

Harry Sheppard
01865 264879
harry.sheppard@knightfrank.com

knightfrank.co.uk

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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Particulars dated: August 2024. Photographs dated: 2020 & 2024. Capture Property 01225 667287.

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