



THE OLD RECTORY

Charlbury, Oxfordshire



A BEAUTIFUL OLD RECTORY WITH WONDERFUL
GARDENS AND GROUNDS ENJOYING VIEWS OVER
THE EVENLODE VALLEY, AND SITUATED IN
THE CENTRE OF CHARLBURY

Summary of accommodation

Entrance porch | Hall | Drawing room | Family room | Dining room | Kitchen | Pantry | Utility room | Study | Downstairs cloakroom | Cellar

Principal bedroom with en suite bathroom | Four further bedrooms | Two further bathrooms

Landscaped gardens and grounds

Paddock | Manège | Stable block | Tack room | Outbuildings | Swimming pool

In all approximately 1.92 acres

Distances: Charlbury station 0.3 miles, Estelle Manor 5 miles, Chipping Norton 6.5 miles, Daylesford 8 miles
Woodstock 8 miles, Soho farmhouse 8.6 miles, Oxford 17 miles, London 70 miles
(All distances and times are approximate)

SITUATION

This remarkable Victorian rectory is bought to the market for the first time in 35 years.

Situated in a quiet location at the end of the cul-de-sac Church Lane, it enjoys uninterrupted views out across the Evenlode Valley. At the same time the station is only five minutes walk away at the foot of the hill with Paddington and the Elizabeth Line 1 hour and 10 minutes away. An equally short walk through the churchyard takes you to the restaurants and shops of Charlbury town centre.

There is an excellent choice of schools in the area including: Cokethorpe near Witney, Kitebrook near Moreton-in-Marsh, with the Oxford schools very accessible including The Dragon School, Summerfields, St Edward’s, Oxford High School and Headington to name a few. Further afield but within easy reach are Radley College near Abingdon, Abingdon School, Tudor Hall near Banbury and Cheltenham Boys and Cheltenham Ladies College.

There are numerous sporting and recreational interests in the area including golf at Chipping Norton, Burford and Lyneham. Horse racing at Cheltenham, Stratford-upon-Avon and Warwick. Motor racing at Silverstone. Both Soho Farmhouse and Estelle Manor are short drives away. The surrounding countryside provides delightful walking and riding.





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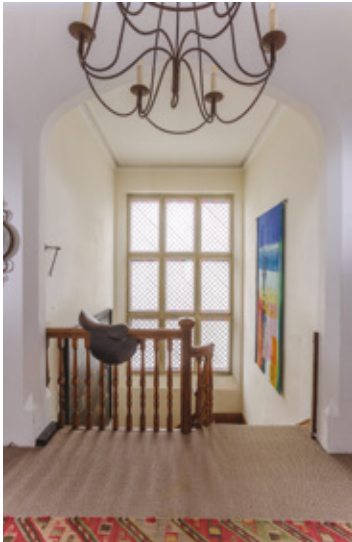
The Old Rectory, believed to date back to 1865 is a fine and extremely attractive example of Gothic Revival architecture. William Morris worked at the architect’s practice of S L Seckham who designed the Old Rectory. The Old Rectory is a superb family home that enjoys the character of a historic property, combined with the modern amenities required for family living in the country. The accommodation is well-presented and extends to over 4,700 sq ft arranged over three floors, offering a great balance between formal and informal living.

The main reception rooms are accessed off the reception hall and comprise a drawing room, family room and dining room, which is accessed off the kitchen. All of the rooms benefit from grand proportions and are filled with light from the full height doors, and enjoy views over the glorious gardens and grounds. Interesting period features can be found throughout the property including wide floorboards, stone-flagged flooring, shutters, stone fireplaces and intricate cornice detailing. The proportions allow for entertaining on a grand scale. There is also a delightful study on the ground floor.

The large kitchen/breakfast room is well equipped with fitted appliances, gas AGA and pantry, which is accessed off the dining room. Doors from the kitchen lead out to the terrace, connecting the house to the garden. Also on the ground floor is a downstairs cloakroom. Stairs on the ground floor lead down to the vast cellar, providing wine storage.

The grand staircase leads to the first floor which has excellent bedroom accommodation comprising a generous principal bedroom suite which enjoys views over the grounds from the bay window.

There are four further bedrooms, all of a consistently good size, and two bathrooms. All of the rooms have great ceiling heights and are light and bright with large windows overlooking the grounds and with extensive views of open country. A staircase on the first floor leads to the attic with vast and versatile storage space.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
Main House = 438 sq m / 4,714 sq ft
Garage = 20 sq m / 215 sq ft
Outbuilding = 105 sq m / 1,130 sq ft
Total Area = 563 sq m / 6,059 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



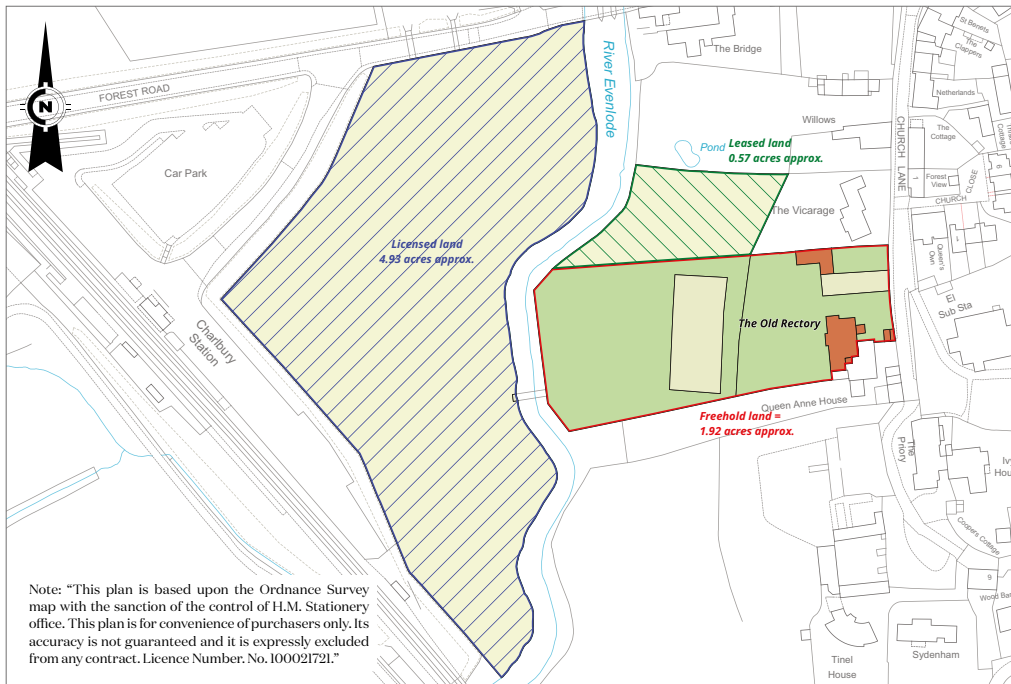
GARDENS AND GROUNDS

The gardens and grounds are an important feature of The Old Rectory, and form the most delightful and tranquil setting, complementing the house extremely well.

The Old Rectory enjoys well-maintained gardens and grounds with many established specimen trees, shrubs, magnificent topiary, raised beds and stunning views over the Evenlode Valley. The gardens and grounds include a swimming pool, and paved terrace wrapping around the house.







The gardens are enclosed, and privacy is provided by the 1.92 acres in which the property sits. Please note it may be possible to lease further land, the current owners of the Old Rectory have an annual grazing license with The Cornbury Estate on an additional 4.93 acres and a personal lease from the Diocese on an additional 0.57 acres.

PROPERTY INFORMATION

What3words: ///pose.birthdays.songbirds



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