

Stone Holt, Shenington, Oxfordshire







An exceptional listed family house, **beautifully presented and completely restored** by the present owners to a high standard, with lovely private gardens. One garage block converted to office/ancillary accommodation.

Summary of accommodation

Reception hall | Drawing room | Snug | Conservatory | Dining room | Kitchen/breakfast room | Utility room | Four bedrooms | Three bath/shower room | Study/bedroom five

Separate annexe with office, kitchen and shower room | Storage above | Boot room | Boiler room and oil tank store | Garaging for three cars

Superb gardens | Ample parking

In all, about 0.78 acre

Distances

Banbury 7 miles (Intercity trains to London Marylebone about 53 mins), Shipston-on-Stour 10 miles, Chipping Norton 13 miles

Stratford-upon-Avon 16 miles, Leamington Spa 19 miles, Oxford 35 miles, M40 (J11) 7 miles

(All distances and times are approximate)



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Situation

Stone Holt is in the Conservation Area in the village of Shenington, situated in rolling countryside between Banbury and Stratford-upon-Avon in the Cotswolds Area of Outstanding Natural Beauty.

Local amenities include a well-regarded primary school and nursery, public house, doctor's surgery and an array of clubs and societies run from the village hall. Schools in the area include The Croft Prep School, St John's Primary, Carrdus, Winchester House in Brackley, with senior schools at Tudor Hall Girls, Bloxham, Warwick, Kings High and Stratford Grammar School.

Sporting and leisure activities in the area include golf at Tadmarton Heath and Cherwell Edge, racing at Towcester, Warwick, Stratford and Cheltenham, motor racing at Silverstone, and theatres and museums at Oxford, Stratford-upon-Avon and Milton Keynes.

The village centred around the green, and the 12th century church comprises many period ironstone houses and cottages. The village of Shenington is certainly steeped in history.

Communication links are excellent, with access to the M40 (J11) at Banbury just 7 miles away, with mainline train services to London Marylebone from 50 minutes.

The property

Stone Holt is a handsome stone-built, grade II listed, period property dating from the late seventeenth century with twentieth-century additions. There are two main staircases, one is an attractive two storey semi-circular spiral staircase projection to the west elevation with stone stairwell windows, in keeping with the age of the property, the other being of traditional design.

The property has beautifully restored period features, including exposed timberwork, ceiling beams, timber spiral staircases, two stone inglenook fireplaces now with wood burners, oak doors, timber floors, leaded windows, window seats and flagstones. Windows and dormers have been replaced. Bathrooms and shower rooms have stylish contemporary sanitaryware.





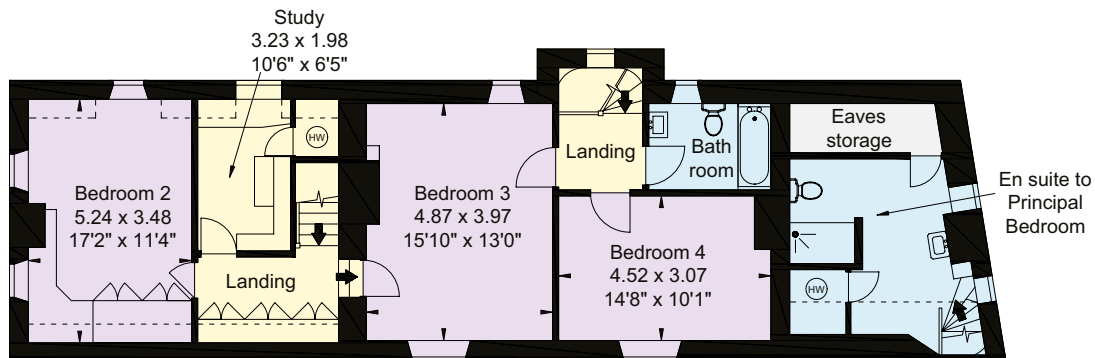




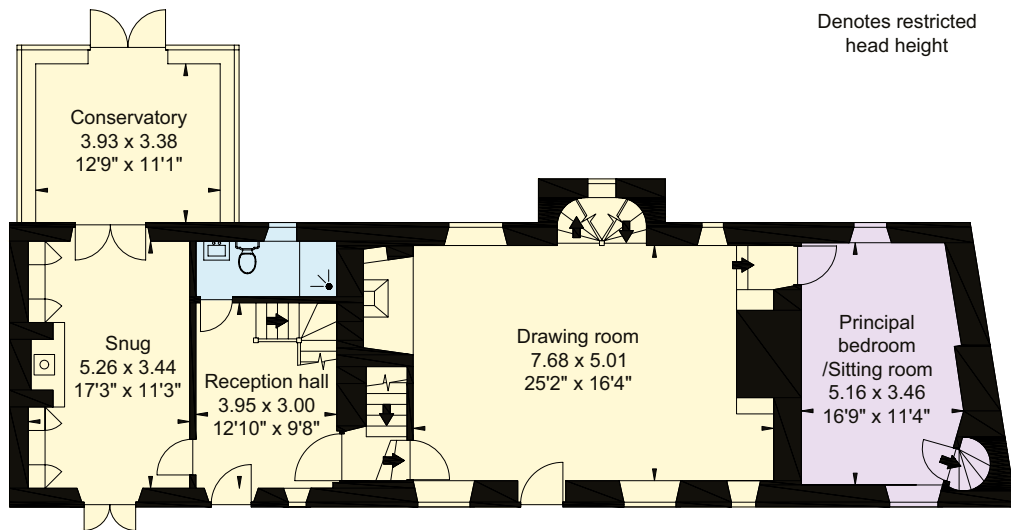
Reception rooms include the reception hall, drawing room with its inglenook, exposed stonework and timbers and access to the spiral staircase and dining room on the lower ground floor with its inglenook, underfloor heating and door to the courtyard garden. The snug has a brick fireplace and woodburner, with built-in shelving to either side and double doors to the conservatory. The conservatory was added in 2009 with underfloor heating. The kitchen has an electric AGA and bespoke Martin Moore fitted kitchen with granite tops and integrated appliances.

The main bedroom has a spiral to a spacious en suite shower room above. There are three further spacious bedrooms, one with fitted furniture, study/ bedroom five and family bathroom, with a further limestone tiled shower room below.

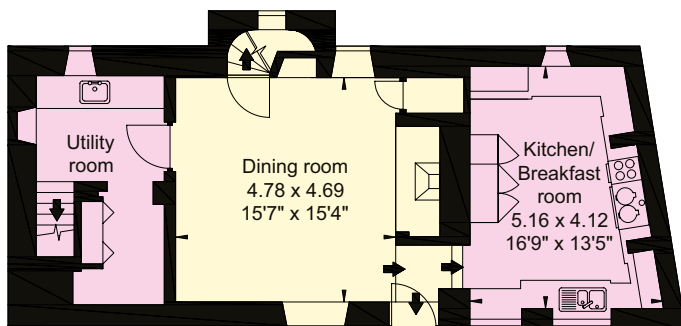




First Floor



Ground Floor



Lower Ground Floor

Approximate Gross Internal Floor Area

House: 289 sq m (3,111 sq ft)

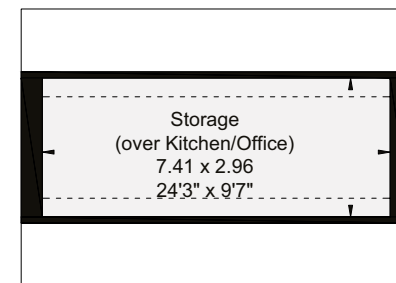
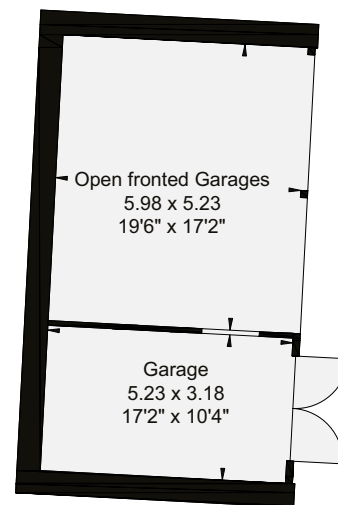
Outbuildings: 135 sq m (1,453 sq ft)

Total: 424 sq m (4,564 sq ft)

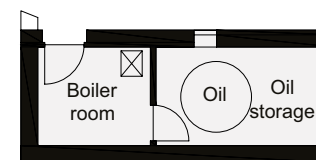
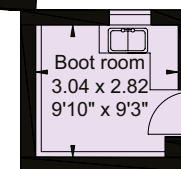
inc. restricted head height

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.

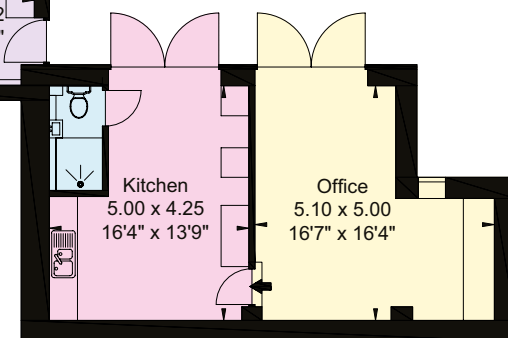
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



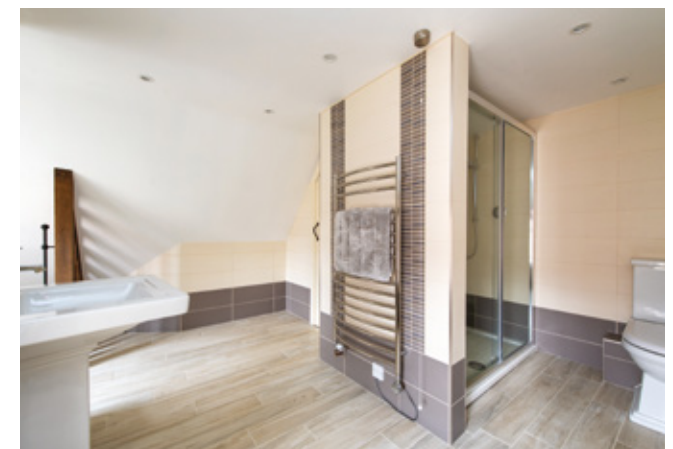
Outbuildings First Floor



Not shown in actual location / orientation



Outbuildings Ground Floor



Annexe

The former double garage has been developed to create a separate annexe/ office with its own kitchen with flagstone floors and shower room, and with a storage area to the first floor. The garage doors have been retained. Attached is a boot room with a double sink.





Gardens and grounds

The mature, well-stocked gardens of around 0.78 acre are a particular attraction of the property. Approached through wrought iron electric gates to a gravelled drive and ample parking. There is a triple oak-frame garage and two bays being open-fronted.

The principal garden lies to the west side of the house, beyond the conservatory, and is lawned with lovely trees, including variegated holly and oak trees, herbaceous beds and shrubs. To the east side of the house is a more formal enclosed courtyard garden screened for privacy behind a high stone wall accessed from both the ground floor and lower ground floors, with a gravel path around a circular lily pond, silver birch, roses, shrubs, paving and flower beds behind low stone retaining walls with wisteria adorning the house and rose arch.



Detached stone boiler house with a modern boiler and oil tank store. To the west end of the garden, behind a retaining wall and attractive decorative wooden fence, is a lovely formal parterre garden with box hedges and vegetable, fruit and herb garden with an Alitex greenhouse with power and water and views over open countryside.

Services

Mains electricity, water and drainage are connected to the property. Oil-fired central heating and hot water. The house and Annexe are wired for super fast Broadband. Monitored security system

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation. The vendor's solicitor will provide a schedule of items included and excluded and those available by separate negotiation.

Directions (OX15 6NQ)

From Banbury, take the A422 towards Stratford-upon-Avon and continue through the villages of Drayton and Wroxton. After leaving Wroxton, continue for approximately 1.5 miles and turn left, signposted to Shenington and Alkerton. Continue for approximately 1 mile until reaching the village and at the village green, turn right on to Kenhill Road, keeping The Bell Inn on your left. Continue down Kenhill Road, bearing to the left and Stone Holt will be found on the left.

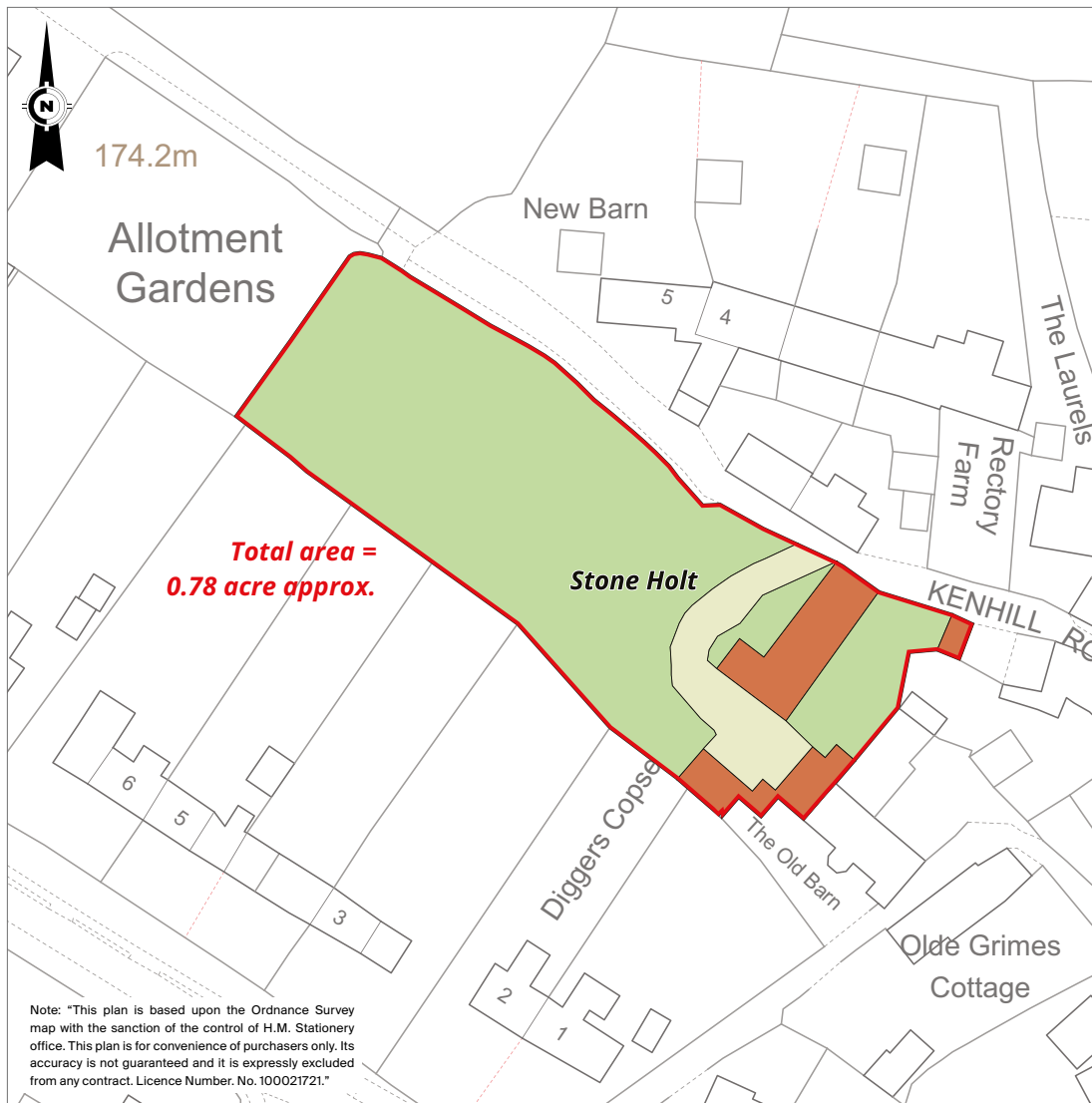
What3words: ///support.radiates.coaster

Viewing

By prior appointment only with the agents







Property information

Tenure: Freehold

Local Authority: Cherwell District Council: 01295 227001

Council Tax: Band G



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.

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 September 2024. Photographs and videos dated September 2024.

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Date: 25 February 2025
Our reference: STR012462824

Stone Holt, Kenhill Road, Shenington, Banbury, OX15 6NQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,675,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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V4.3 Sep 24