



The Manor House
Main Street | North Newington | Banbury | Oxfordshire | OX15 6AF

THE MANOR HOUSE

A stunning Grade II Listed manor house believed to date back to the 17th Century comprising entrance hall, cloakroom/WC, superb dining kitchen, utility room, excellent lower ground cinema room, sitting room with open fireplace, five double bedrooms, four bathrooms, annexe with bedroom area and shower room, double garage, parking for several cars and beautiful gardens of around a third of an acre.

A wonderful home full of character which must be viewed.



Ground Floor

Upon entering, the hall has stairs rising to the guest wing, with access also providing to the cloakroom/ WC.

The superb dining kitchen has ample work space, an Aga, integrated fridge and dishwasher, a central island with breakfast bar, space for a table to seat six guests, two windows to the front and a window to the rear.

The utility room has space for appliances, built in storage cupboards, a window to the rear, a door to the rear and a useful walk in pantry.

The inner lobby has stairs which lead down to an excellent cinema room which is ideal for getting together to watch movies or live sports but would also make for an excellent playroom.

From the inner lobby, stairs also lead to the upper levels.

The sitting room has an open fire, exposed beams, two windows to the front, a window to the side and French doors which open out to an excellent sun terrace.





Seller Insight

“Nestled in the heart of a picturesque village on the edge of the Cotswolds, this historic and charming home, lovingly owned for five years by its current owners, offers a lifestyle of tranquillity and elegance. From the moment you enter, the unique character of the property captivates, with its rich history and architectural appeal. Set centrally in the village, the residence provides both seclusion and convenience, boasting spacious interiors that have been carefully personalized with a touch for neutral elegance.

The home's layout is designed for both comfort and versatility, featuring large bedrooms, a guest wing, and a separate annex that lends itself perfectly to extended family or guests. The cellar, transformed over time into a dining room, TV retreat, and a beloved grandchildren's den, adds a layer of adaptability rarely found in such historical properties.

Natural light floods through the home, creating an inviting ambiance that evolves throughout the day. The gardens, a true highlight, offer multiple terraces overlooking picturesque views, including a serene pond-side terrace, a barbecue area, and an enchanting outdoor dining space amidst wildflowers and a cut flower bed. Fully enclosed and dog-safe, the garden is a haven for both relaxation and entertaining.

Reflecting the owners' lifestyle and values, this residence has been the backdrop for cherished family gatherings, from festive Christmas celebrations to intimate gatherings enjoyed against the backdrop of stunning garden views. Recent upgrades, including remodelled interiors and the replacement of fencing with hedges, underscore the meticulous care and attention to detail invested in this home.

Beyond its walls, the community exudes warmth and camaraderie, complemented by nearby amenities and easy access to Banbury's bustling town centre and railway station. For leisure, the proximity to Tadmorton Heath Golf Club offers convenient access to recreational activities, further enhancing the appeal of this location.

As the owners prepare to part with their beloved home, they cherish memories of tranquil evenings in the garden and the unparalleled character of the residence. Their advice to future owners is simple yet invaluable: embrace the unique charm of the home, savour every moment in the garden oasis, and integrate seamlessly into the welcoming village community.

For those seeking a residence where history meets contemporary comfort, where gardens bloom with memories, and where village life and Cotswold charm converge, this home offers not just a place to live, but a lifestyle to cherish. Discover the allure of this exceptional property and envision the next chapter of your story in this timeless retreat.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor

To the first floor, the landing has a window to the front and stairs which rise to the second floor.

The feature bedroom is full of character and has exposed beams, built in wardrobes, two windows to the front, a window to the side and access to the en-suite shower room.

On this level, there is another double bedroom which has built in wardrobes and a window to the front, with access also provided to stunning family bathroom which has a freestanding bath.

Also on the first floor, and accessed from its own staircase is the lovely guest wing which is ideal for visitors and has a double bedroom and a shower room.

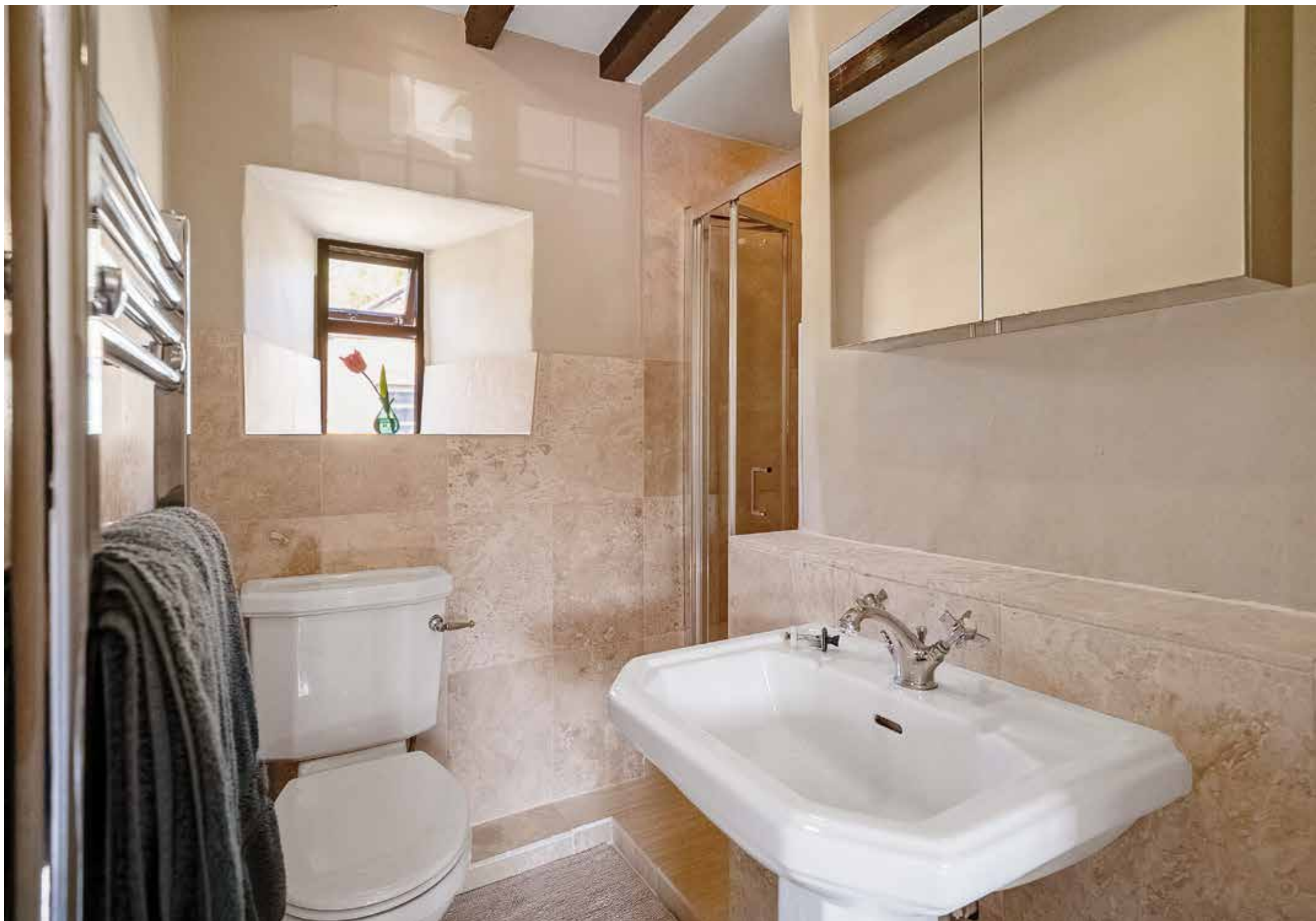
Second Floor

There are two further double bedrooms on the second floor which are both serviced by the guest shower room.













Outside

The grounds at The Manor House are simply stunning.

The gardens extend to around a third of an acre with most of the garden enclosed by stone walling.

There is a superb raised sun terrace which is covered and provides the perfect setting for alfresco dining.

Another excellent benefit is the annexe which offers a range of possible uses to include a studio, potential income, or for a relative to live on site given that it has a bedroom area and shower room.

There is parking for around six cars and a double garage with power and light.

An outstanding home which sits proudly in the village and must be seen internally to be fully appreciated.







LOCATION

North Newington situated to the west of Banbury is just off of the B4035, enjoys a public house, primary school, the private Bloxham School along with the Warriner School, and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services, Utilities & Property Information

Tenure Freehold
Council Tax Band: G
Local Authority: Cherwell District Council
EPC Rating: F

Property construction: Standard

Electricity & Water supply: Mains

Drainage & Sewerage: Mains

Broadband

FTTH/FTTP Broadband connection available. Ultrafast broadband is available with a download speed of 1,800mbps. We advise you to check with your provider.

Mobile signal/coverage

4G mobile signal is available in the area - we advise you to check with your provider.

Parking

Off road parking for 7 cars

Special Notes

Conservation area

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07736 937633

Website

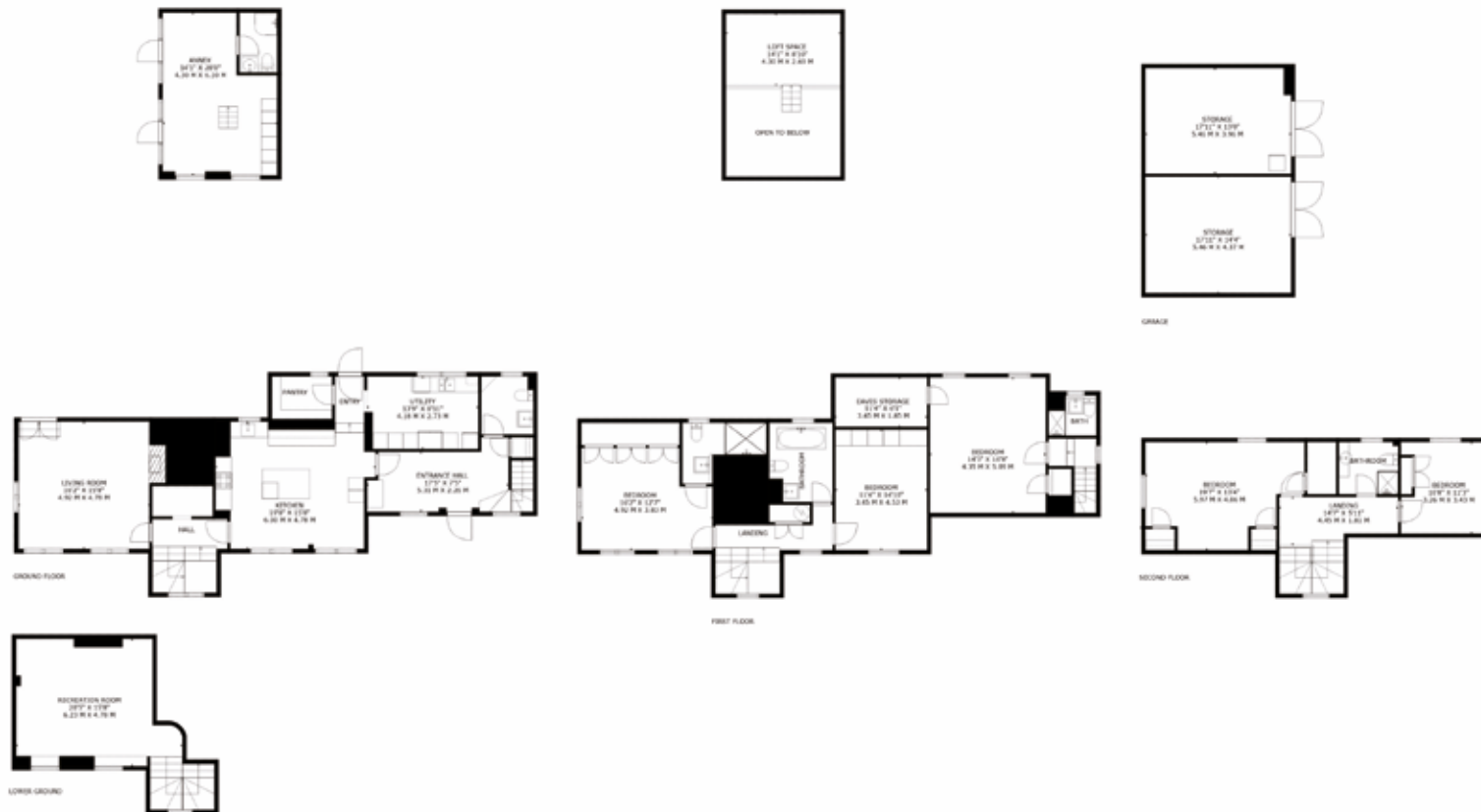
For more information visit www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents

Opening Hours:

Monday to Friday	9.00 am - 6 pm
Saturday	9.00 am - 5 pm
Sunday	By appointment only



Offers Over £1,100,000



GROSS INTERNAL AREA: 3087 sq ft, 286 m²
 ATTIC, LOW CEILINGS, OPEN TO BELOW & EAVES STORAGE: 1084 sq ft, 102 m²

OVERALL TOTALS: 4171 sq ft, 388 m²

MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 12.05.2025







TERRY ROBINSON PARTNER AGENT

Fine & Country Banbury
M: 07736 937 633 | DD: 01295 239663
email: terry.robinson@fineandcountry.com

Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



”

“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)1295 239666
banbury@fineandcountry.com
Guardian House 7 North Bar Street, Banbury, OX16 0TB

