



MANOR FARM

NOKE, OXFORDSHIRE



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Six bedroom Grade II listed farmhouse with five reception rooms and a south-facing conservatory

Grade II listed stone barn, Bradshaws, with planning permission for residential conversion

Partially walled garden, tennis court and enclosed swimming pool

Outbuildings, Staff flat

Pasture and arable land

About 22.04 acres (8.92 ha)

A further 323.89 acres available by separate negotiation

Oxford 6 miles, Woodstock 9 miles, Central London 58 miles, Oxford Parkway Station 5 miles (London Marylebone 67 minutes)





MANOR FARM, NOKE

It is understood that parts of the main house date back to circa 1600 and once formed part of a hunting lodge. Today, the property retains many original features, offering a wonderful family home that is sympathetically restored yet full of character. Manor Farm sits in a plot of circa 22 acres and comprises Manor Farmhouse with six bedrooms and five reception rooms, a 17th century stone barn (Bradshaws) with permission to convert to a separate five bedroom house of approximately 3650 sq ft, and various outbuildings, including a one bedroom staff flat. With suitable consents, Bradshaws could alternatively fulfil a variety of functions ancillary to the main house, such as a party barn, guest accommodation, workshop or office. There is also consent to build an approx 1,100 sq ft office to the northeast of the main house. A substantial renovated barn with five bedrooms, Noke Place, is available by separate negotiation.

The gardens and grounds at Manor Farm are wonderfully cared for and provide a peaceful and attractive setting, set in circa 22 acres. A further 330 acres are available by separate negotiation. All the main buildings benefit from full fibre to the premises broadband, offering gigabit connectivity.

LOCATION

Noke is a picturesque village located approximately 6 miles east of Oxford (making it an ideal location for the Oxford schools) and approximately 9 miles from J8 of the M40, consequently convenient for London and Heathrow to the south and for Birmingham to the north by road. The Oxford to Cambridge railway line is currently being constructed and will offer good access between the two university cities. Noke is reached by a no-through road and comprises many attractive period houses and cottages, as well as a church. The Otmoor Nature Reserve is at the far end of the village, which boasts a number of attractive walks and rides. The nearby village of Islip benefits from The Swan restaurant with a noted chef, a primary school and a railway station with direct links to Oxford and London. Oxford Parkway is 5 miles away and offers a half hourly direct service to Oxford and London (London Marylebone from 67 minutes). There are also good bus links to London Airports. Oxford provides an extensive range of shopping and transport facilities, as well as many excellent schools, including the Dragon, St Edward's, Oxford High School, Summer Fields School, Magdalen College School and Headington School. The area is also convenient for the Abingdon schools, as well as Radley and Stowe amongst others. There is a small supermarket in nearby Blethingdon, with more comprehensive facilities available in Oxford. The well-known retail outlet of Bicester Village is within easy reach, as is Soho Farmhouse, Estelle Manor and Restoration Hardware retail store at Aynho. Sporting facilities include The Oxfordshire Health and Racquets Club in Summertown, polo at Kirtlington, golf at the North Oxford Golf Club, Kirtlington Golf Club and The Oxfordshire Golf Club at Thame.



MANOR FARMHOUSE

Manor Farmhouse is an impressive Grade II listed stone built farmhouse dating back partly to the 16th Century. The house has been extensively and sympathetically renovated and extended with many of the period features still remaining offering practical and comfortable living. The farmhouse is approached from the main private farm drive, which brings you to a private parking area with a formal garden area to the northern elevation of the house.

The entrance door leads into a large entrance hall with an adjacent utility area and doors to the garden. To the right of the front door is a large drawing room with exposed beams and an open fireplace with three double doors leading out to the garden. To the left of the entrance hall is the dining room with integral storage and a woodburner.

There is a good sized family kitchen which is spacious, light and airy with a large Aga, fitted units and access to the garden. In the eastern part of the property is a snug with a large fireplace and adjoining conservatory with views across the walled garden and direct access to the garden. The large study with double aspect windows includes a wood burner and an adjoining storage room. A cellar is located underneath the study. To the first floor is the principal bedroom suite with large double aspect windows looking out across the farmland with an en suite bathroom. Opposite the principal bedroom is a wood panelled sitting room with a woodburner and views across the walled garden. A family bathroom and double bedroom with a character fireplace and a further two en suite double bedrooms are located on the first floor. Two further bedroom suites are located on the second floor accessed by individual staircases. Included within the brochure are floor plans detailing the layout of the accommodation.

It should also be noted that there is an historic planning consent for the removal of the existing conservatory and a new 1,022 sq ft orangery to be erected on the southern elevation of the farmhouse, providing additional living space.

GARDENS AND GROUNDS

The walled garden to the south and west of the house is mainly laid to lawn with flower beds throughout and borders to the edge with an orchard and wild meadows adding to the bio-diversity. A terrace area is located adjacent to the house, which offers private outdoor entertaining space with access to the kitchen and timber framed garden room. An enclosed heated swimming pool with a retractable roof and well-maintained tennis court sit at the bottom of the garden. To the eastern and northern elevation of the farmhouse is a paddock, which is part post and rail fenced and part surrounded by natural hedgerows with a pond.





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