

STUDLEY PRIORY



HORTON-CUM-STUDLEY | OXFORDSHIRE



AN HISTORIC GRADE II* LISTED FORMER PRIORY IN AN EDGE OF VILLAGE, ELEVATED SETTING

Distances: Central Oxford 10 miles (Trains to London Paddington from around 52 minutes) | Thame 10 miles | Central London 55 miles | M40 (Jct 8 9 miles)
London Heathrow 45 miles | Haddenham & Thame Parkway Station 11 miles (Trains to London Marylebone from around 39 minutes)
(Distances and times approximate)

Ground Floor and Raised Ground Floor: Entrance hall | Great hall | Dining room | Blue drawing room | Bar/Solar | Winter Parlour
Chapel/Study/Library | Cinema/TV room | Kitchen | Breakfast room | Old servants room | Gents and Ladies cloakrooms
Bedroom with en suite shower room | Apartment with kitchen/living room, bedroom and en suite shower room

First Floor: Principal bedroom with en-suite bathroom, sitting room and dressing room | Four further bedroom suites with
en suite shower rooms | Bedroom 6/storage | Office wing with five office rooms, bedroom, bathroom, kitchen and WC

North Wing: Two apartments each with kitchen/living room and two en suite bedrooms

Second floor: Four further bedroom suites

Outside: Beautiful, landscaped gardens and grounds with outbuildings and tennis court

In all around 14.65 acres



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

LOCATION

Horton-cum-Studley is one of the seven villages of Otmoor and is situated on the eastern edge of the moor, part of which has been designated as a Site of Special Scientific Interest. The house is at the top of Horton Hill and is only around 10 miles from Oxford city centre. It is ideally placed for easy access to the M40 (about 9 miles, half of which is dual carriageway) providing fast access to the south, the M25 and London and the north. Thame is about 10 miles away, as is Bicester (Bicester Village).

The nearest railway stations are Oxford (trains to London Paddington taking from around 52 minutes), Haddenham and Thame Parkway (trains to London Marylebone taking from around 39 minutes). Journey time by road from Kensington to Studley Priory, other than in peak hours, is usually around one hour and there is a frequent coach service, day and night, (the Oxford Tube) to

central London, as, well as coaches to Heathrow and Gatwick, which depart from Thornhill Park and Ride, adjacent to the dual carriageway, close to the Headington roundabout (about 4 miles). The nearby Islip railway station runs trains to Oxford and London Marylebone and Islip also has a bus service from Bicester to Oxford and the John Radcliffe Hospital.

The Oxford area has excellent schools and hospitals (including the John Radcliffe) and the NHS General Practice at Islip is first rate.

The village has a vibrant community with its annual summer fête which incorporates the start and finish of the Otmoor Challenge, a sponsored half marathon run. There is a thriving tennis club, a children's playground and the well-established Studley Wood Golf Club. There is a village shop in Beckley, around 2.5 miles away.



HISTORY

In 1184 Studley Priory was originally a Benedictine Priory, the priory of St Mary. Following the English Reformation, one outcome of which was the Dissolution of the Monasteries the property was sold to a lawyer, whose family retained it until 1877. Although of mediaeval origin, the property has been developed over the centuries. The front porch was added in the late 16th century, the former chapel in 1630, the north wing around 1670 and what is now the blue drawing room, circa 1815. The bay window to the solar / bar is believed to be a late Victorian addition (with some stained glass of that period). The great hall was extensively altered around 1815 to a panelled room in the neo-Gothic style, with the ceiling being raised, while changes were made to the main staircase and the levels of two of the former ground-floor rooms understood to have been altered around then as well.

The house has many period features, dating from different parts of its history. There is installed in the outer hall, great hall and solar a set of fourteen etched glass windows, designed by Nicholas Mynheer, showing the history of the house from before construction began, up to the 21st century.

The house is listed in Pevsner and in Simon Jenkins' *England's Thousand Best Houses*. It is believed to be the only one so listed which is not either itself a public building or a building open to the public.



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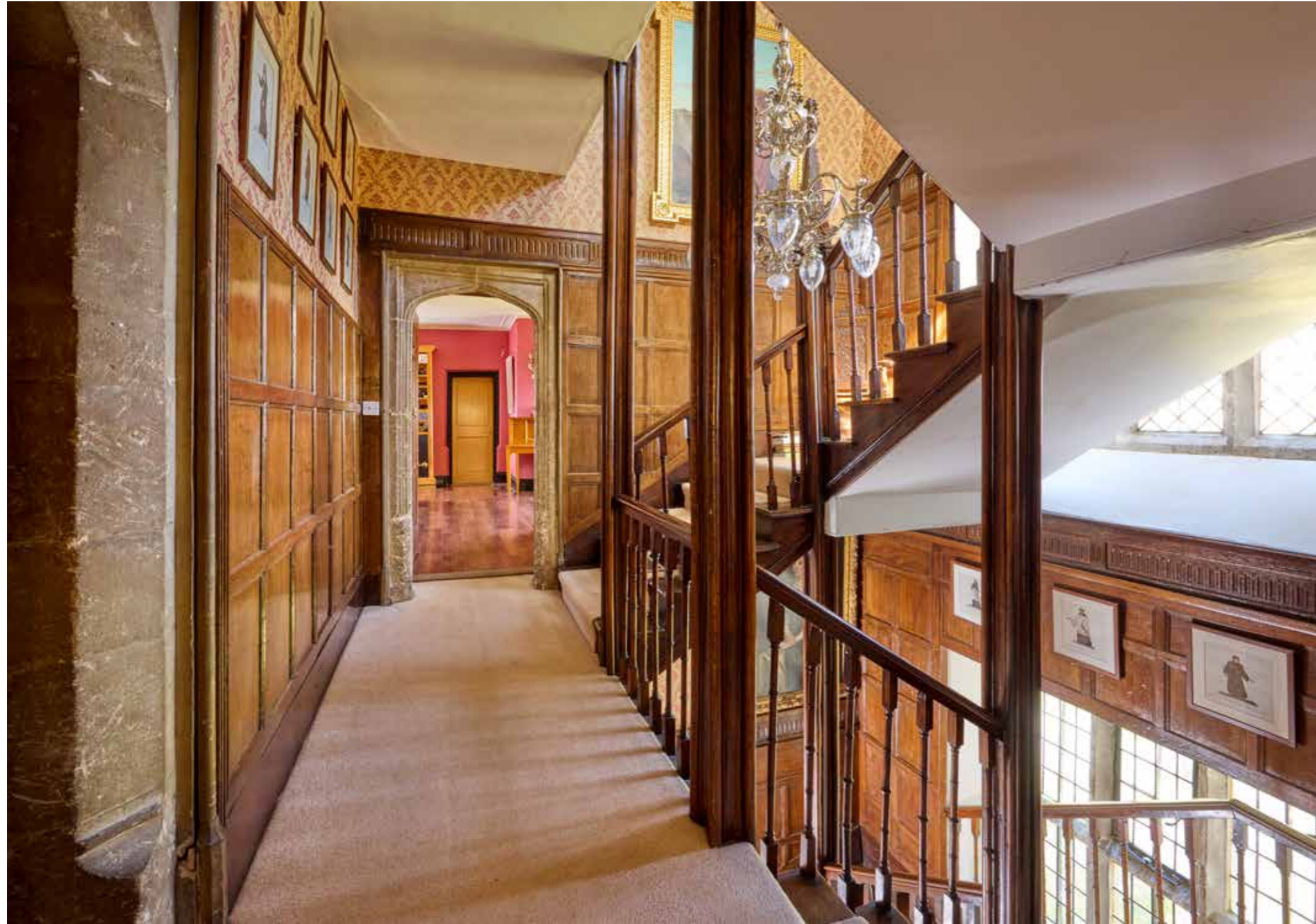
Privately owned since 2004, Studley Priory was formerly a country house hotel, since World War II. In that period, it was a regular meeting place of the Inklings, including J.R. Tolkien (author of The Lord of the Rings) and C.S. Lewis (who wrote The Chronicles of Narnia), while it was the set for Thomas Moore's house and garden in A Man for all Seasons, which won several Oscars in 1967. The house enjoys far-reaching views towards the Chilterns to the south and Cotswolds to the west. The house is approached by a long drive to a large turning circle to the front of the house, with box hedging parterre surrounding a large water feature.

The well laid out accommodation comprises extensive reception space, with impressive entertaining and formal rooms, as well as more intimate family spaces, a large study in the former chapel and flexible family and guest bedroom accommodation. There are three informal apartments, as well as offices. The layout of the accommodation can be found on the enclosed floorplans.











FLOOR PLAN



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House & Wing: 1,870 sq m (20,130 sq ft)

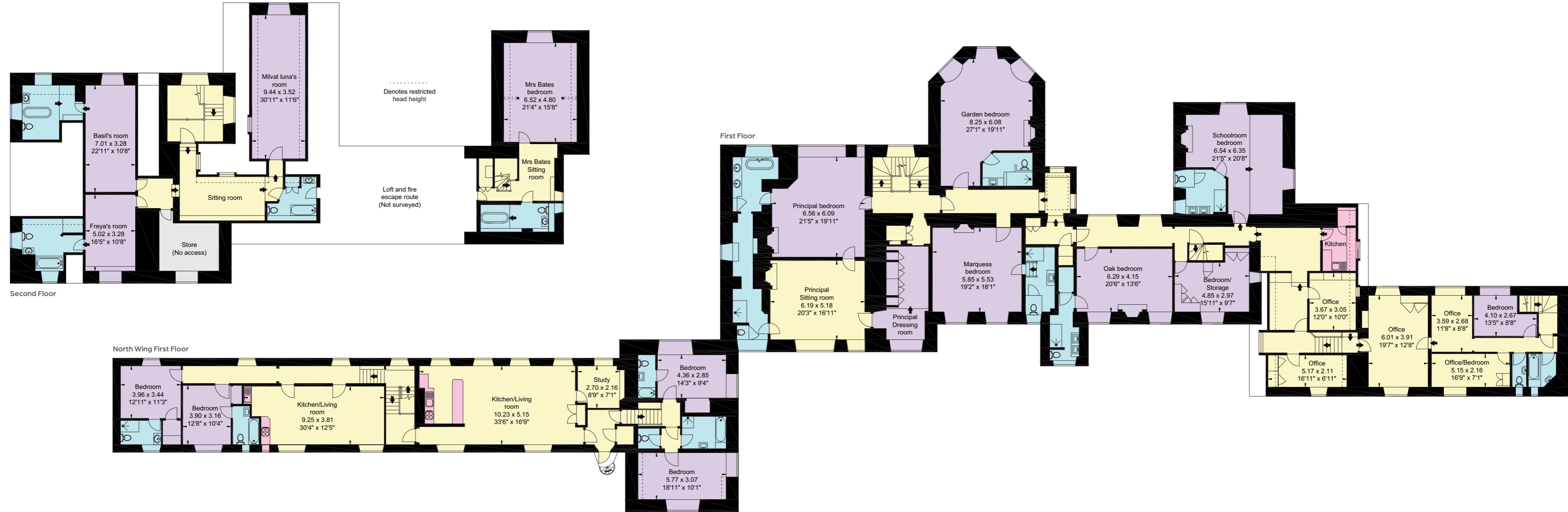
Outbuildings: 434 sq m (4,672 sq ft)

Total: 2,304 sq m (24,802 sq ft)

For identification purposes only, not to scale.



FLOOR PLAN



GARDENS AND GROUNDS

Interspersed with many historic ornamental trees the gardens and grounds are protected on the northern, eastern and southern boundaries by wooded areas. The grounds were principally large lawned areas and the present owner has added, amongst other features: near the entrance, a large Japanese pond, with Japanese bridge and appropriate riparian plantings; in front of the central part of the house, a parterre inside a large turning circle, with a fountain in the middle; to the rear of the house, an Italian garden, a rainbow garden, canal ponds with water features (loosely inspired by those in Granada), a yew temple of the three gods, a temple of Horus (in progress), rose arbours and a wisteria arbour; in the old walled garden, a hard tennis court with tennis pavilion with electricity, greenhouse and children's playground, a cedar house (with electricity and WiFi) and a brewery (for making cider).

In the former paddock there is a green car park. There is also an extensive hard-fruit orchard set out in espaliered rows in the 16th century style, a soft fruit orchard and olive grove (protected by hedges), a Japanese stream with waterfalls set in a Japanese stroll garden, 50 metres of cascading ponds inspired by those in the palace of San Ildefonso, near Madrid, three 'bog' gardens, an African 'boma' with fire pit and pseudo native huts, a 'watering hole' (with fountain), a 'wilderness' serpentine walkway and a laburnum pergola.

A most impressive feature is the metamorphic maze covering approximately 2,000 square metres. It has eight 'rooms', three with water features, two bridges and a folly. As the maze is metamorphic, one or more of a score of gates can be opened or closed to alter the configuration of the maze.

The belvedere, with views over Otmoor and towards the Cotswolds, is largely open but with a wildflower garden (and spring bulbs). The owner has planted in excess of 10,000 bulbs, which are largely spring flowering. There is an extensive system of lighting in the grounds, particularly along the entrance drive and around the house, but also in the walled garden and the middle of the maze. Roads have been constructed in the grounds large enough to take a golf buggy.











NOTE: The parcel of land hatched blue on the plan has been occupied and treated as being part of Studley Priory since at least 1st July 2004, with no objection from the adjoining land owner.
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IMPORTANT INFORMATION

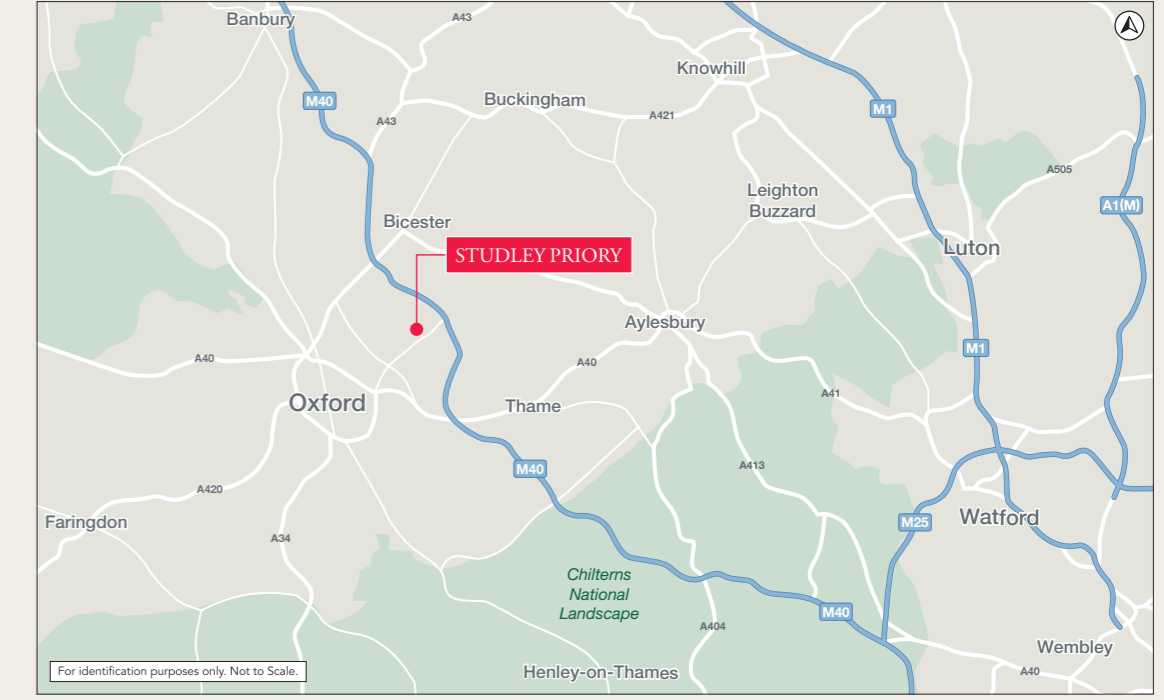
LOCAL AUTHORITY
Cherwell District Council (01295) 227001

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Rated F

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