






# MONKS HEAD

Bletchington, Oxfordshire



## CHARACTER, CHARM AND REMARKABLE SCOPE

Monks Head is a deeply appealing Grade II listed village house, dating in part from the early 18th century, combining period charm with an unusually generous and flexible layout.

			EPC
3	2	2	D

Local Authority: Cherwell District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, gas, electricity and drainage. Fibre broadband



## GROUNDS & GARDENS

The gardens are a defining feature of Monks Head, designed and cultivated over many years by an accomplished horticulturist. They provide a wonderfully immersive and established setting, with a sequence of terraces, borders and informal planting that create both structure and natural beauty. Immediately behind the house, a terrace leads on to sweeping lawns interspersed with richly stocked beds and mature shrubs, offering colour and interest throughout the seasons. Beyond, the garden unfolds into a more productive and horticultural area, with a greenhouse, growing frames and a variety of specimen planting. The scale and layout allow for both active cultivation and a more naturalistic approach, with opportunities to create wildflower meadows or wildlife-friendly spaces. To the front, the house enjoys a charming outlook over a quiet village lane, with ample off street parking and access to a wide garage.



## THE PROPERTY

Set behind a traditional stone façade, the property offers beautifully proportioned accommodation extending to approximately 1,699 sq ft, complemented by a garage and mature gardens of remarkable quality. At the heart of the house lies an impressive 30 ft drawing room, a wonderfully atmospheric space with exposed beams and a striking original stone fireplace incorporating a bread oven and rare spice cupboard. This room enjoys a dual aspect and opens directly to the garden. A separate sitting/dining room provides a more intimate reception space, centred on a characterful fireplace and views across the quiet lane.

The kitchen is well-sized and arranged for everyday living, with space for informal dining and direct access to the rear garden, while an adjoining utility room and garden room offer additional practicality and flexibility. A modern ground-floor shower room complements the accommodation. Upstairs, three charming bedrooms are arranged around a characterful landing, rich with exposed timbers. The principal bedroom features an en suite bathroom, while the remaining bedrooms are served by a family bathroom configuration that offers potential for reconfiguration if desired. There is also a separate W/C. Throughout, the house displays a wealth of historic detail, including timber framing and early architectural features noted within its listing.





## LOCATION

Bletchington is a highly regarded North Oxfordshire village set within attractive countryside, yet within easy reach of Oxford and Bicester. The village offers a strong sense of community alongside everyday amenities, including a village shop, well-regarded primary school, village hall and sports facilities.

Communication links are excellent. Oxford Parkway station is approximately 10 minutes' drive away, providing regular services to London Marylebone, while the A34 and M40 offer convenient road connections. Oxford, with its extensive educational, cultural and recreational amenities, is also within easy reach.

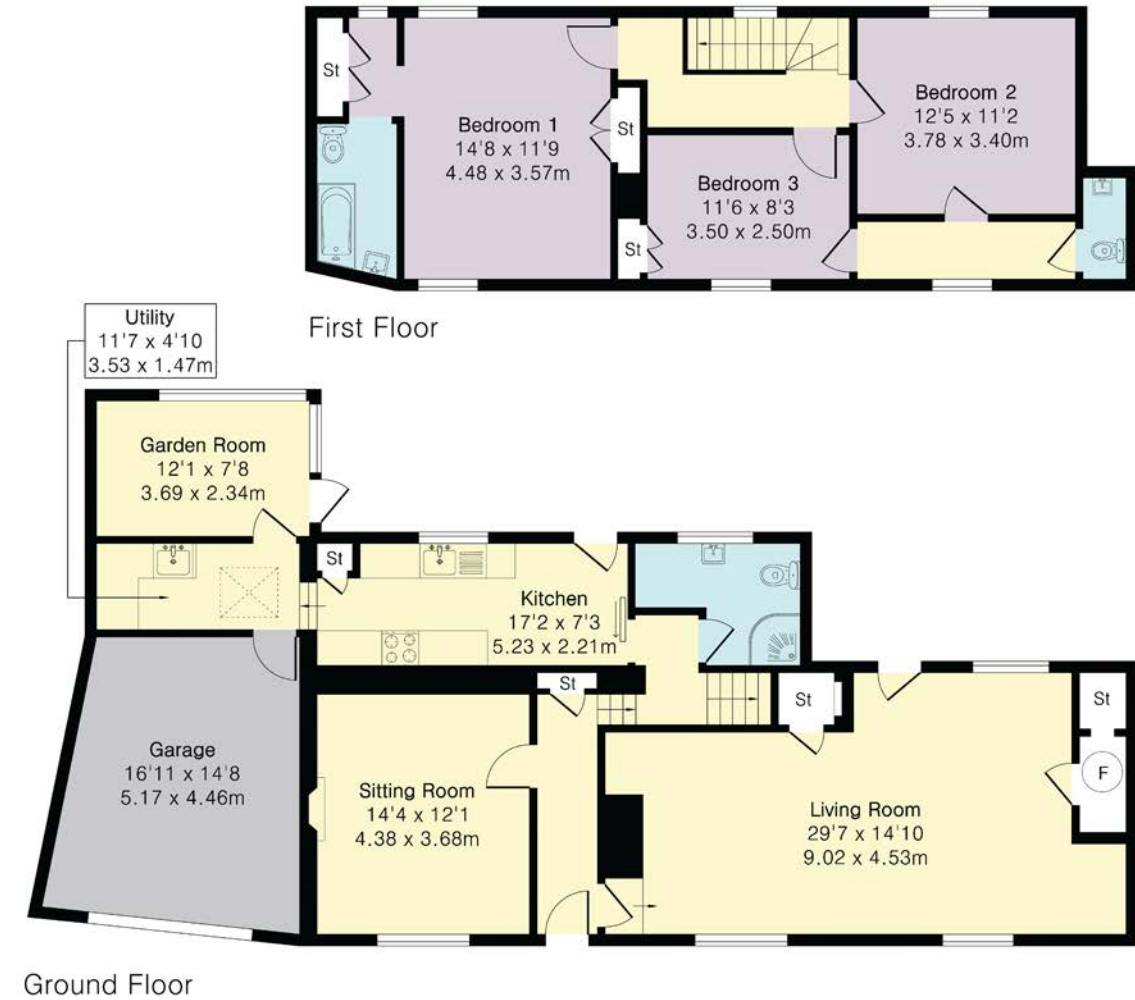


**Approximate Gross Internal Area 1699 sq ft - 158 sq m  
(Excluding Garage)**

Ground Floor Area 1044 sq ft – 97 sq m

First Floor Area 655 sq ft – 61 sq m

Garage Area 212 sq ft – 20 sq m



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. (ID767266)



Harry Sheppard

01865 264 879

harry.sheppard@knightfrank.com

Knight Frank Oxford

274 Banbury Road, Summertown

Oxford, OX2 7DY

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 <Particularsdate>, Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

 Knight  
Frank

