

**MANOR**

THE OLD HOUSE THE ORCHARD  
STAVERTON | NN11 6JA



A Georgian residence that retains its original charm while being thoughtfully adapted for contemporary living.

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The accommodation is entered via a welcoming entrance hall, complete with original stone flooring and a characterful staircase. The ground floor offers versatile and well proportioned living space across three reception rooms, each showcasing period features including fireplaces and exposed beams. The fitted kitchen is equipped with an Aga and bar area, flowing seamlessly into the dining room, which enjoys views over the rear garden.

The first floor provides four bedrooms. The principal bedroom benefits from high ceilings, ample fitted storage, and a generous en suite featuring both a bath and walk in shower. Three further guest bedrooms also display fine period features and are served by their own en suite facilities. A family bathroom is conveniently positioned on the landing.

The second floor presents a fantastic opportunity, comprising two generous double bedrooms, kitchenette and facilities.

The Coach House provides self contained accommodation comprising a generous sitting room with kitchen area, a double bedroom, and an en suite shower room, ideal for guests or as an income generating opportunity.

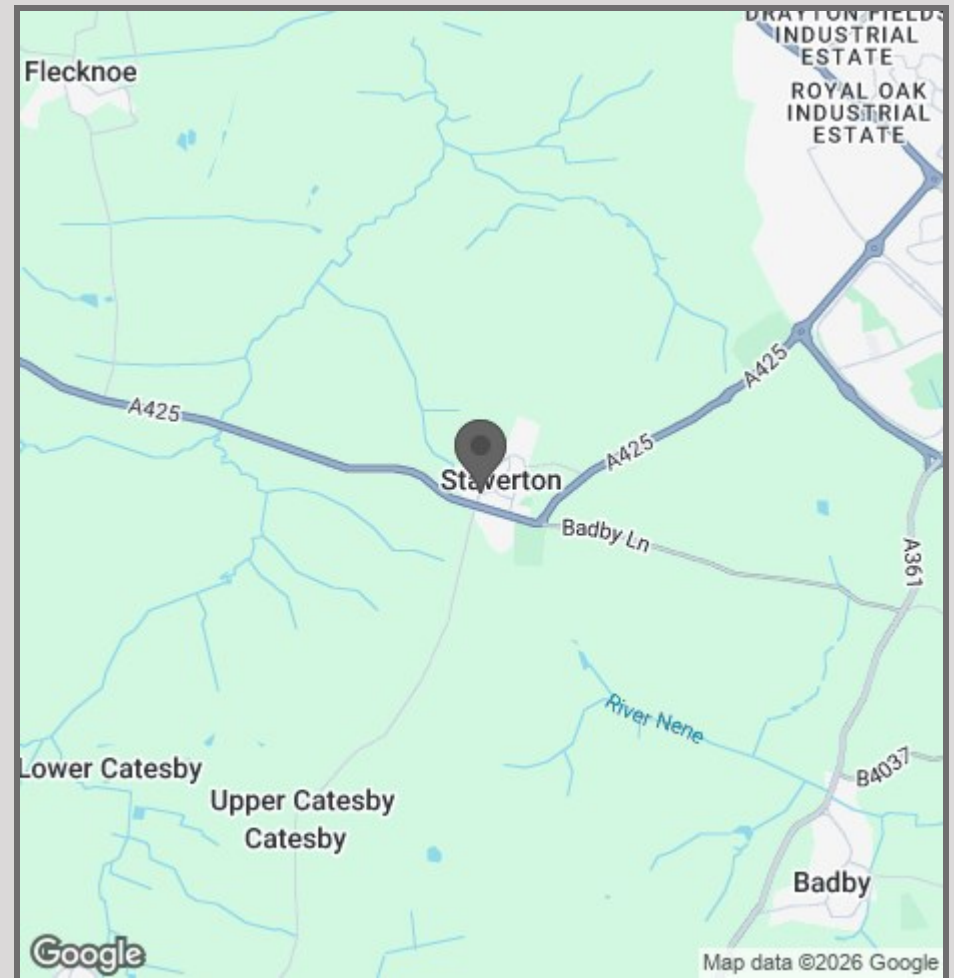
Outside, the landscaped rear garden is a particular feature, with mature trees and walled borders creating a private and charming setting with ample space for outdoor entertaining.

The property further benefits from ample off-street parking and a garage.





- Detached Georgian Property
- Three Reception Rooms
- Six Bedrooms
- Self-Contained Coach House
- Landscaped Private Garden
- Parking & Garage



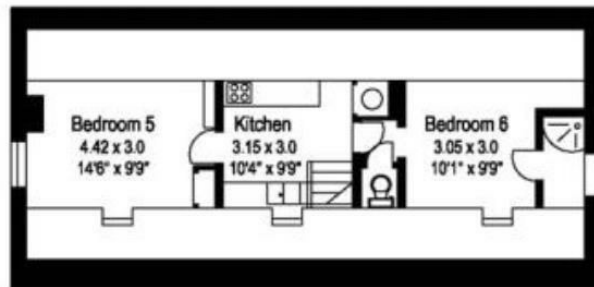
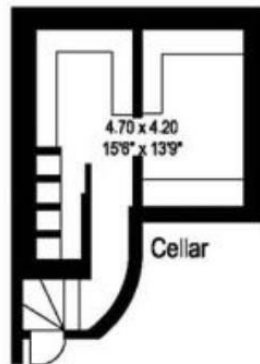
42 High Street  
Woodstock  
OX20 1TG

01865 955500

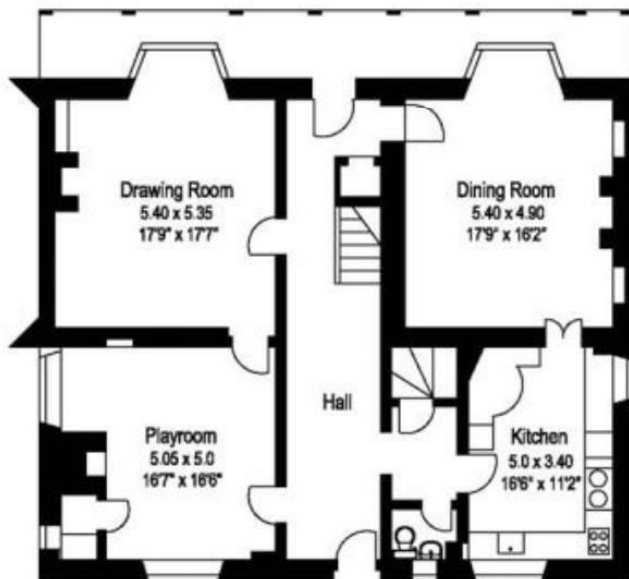
[hello@manoroxford.com](mailto:hello@manoroxford.com)

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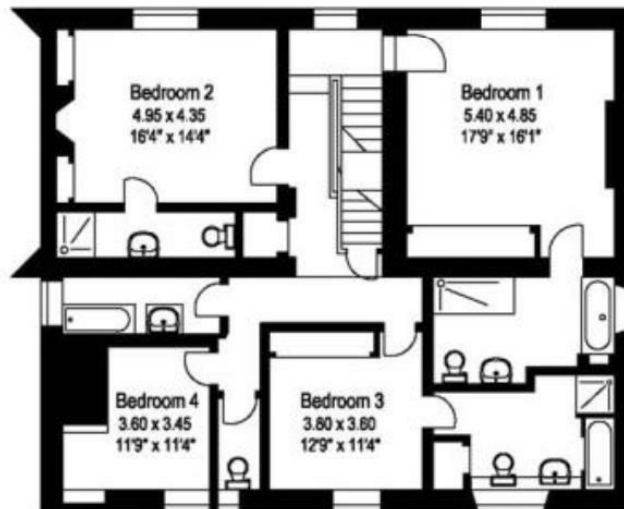
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Second Floor



Ground Floor



First Floor

## The Old House Staverton



Gross internal area (approx)

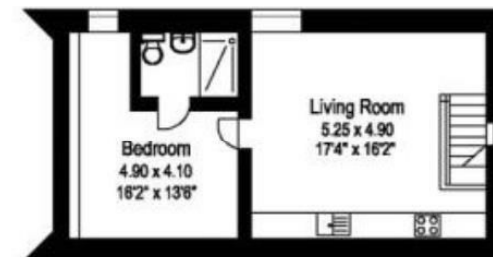
House 325 sq.m 3497 sq.ft

The Coach House 98 sq.m 1054 sq.ft

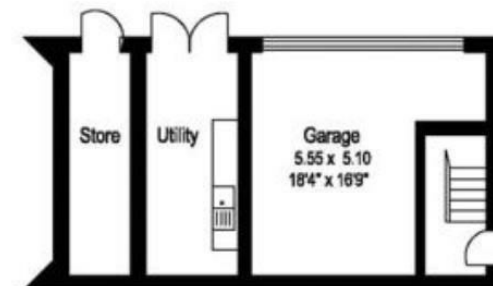
For identification purposes only : not to scale

This plan is for guidance only and must not be relied upon as a statement of fact.

## The Coach House



First Floor



Ground Floor

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