



MANOR HOUSE

Kirtlington, Oxfordshire



A SUPERB GRADE II LISTED MANOR HOUSE WHERE
MODERN DESIGN MEETS TIMELESS PERIOD CHARM,
ENHANCED BY A SELFCONTAINED COACH HOUSE
AND IMMACULATE SOUTHFACING GARDENS.

Ground Floor:

Reception Hall | Dining Room | Barn/Family Room | Sitting Room | Kitchen/Breakfast Room | Utility Room | Larder | Cloakroom and WC | Cellar

First Floor:

Principal bedroom with en suite bathroom | 4 further bedrooms | Family shower room | Family bathroom

Second Floor:

Bedroom suite with dressing room | Family bathroom | Studio | Loft space

Coach House:

Office/Gym | Garage | Upstairs two-bedroom self-contained flat

Gardens & Grounds:

Formal gardens | Orchard | Wildflower meadow | Patio areas | Walled vegetable garden | Greenhouse | Workshop | Log store

In all about 1 acre

For Sale Freehold

SITUATION

Kirtlington is a highly regarded and picturesque village, centred around its village green and offering excellent local amenities including a primary school, a public house, a restaurant, a golf course, a polo club and soon to have a community shop and cafe.

Transport links are superb. The A34 is close by, providing quick access to Oxford, Newbury, the M40 (for London and Birmingham) and the A40 towards Cheltenham. Fast, regular rail services to London Marylebone, taking around 55 minutes, run from Bicester. Heathrow and Birmingham International airports are within easy reach, while Oxford Airport accommodates private aviation.

The area is renowned for its outstanding choice of schools. In Oxford, notable options include The Dragon School, Summer Fields, St Edward's, Oxford High School and Headington. Also within convenient distance are Radley College, Abingdon School, Cheltenham College and Cheltenham Ladies' College. More local options include Cokethorpe, Kitebrook, Tudor Hall, Bloxham and Winchester House. Kirtlington itself has an excellent Church of England primary school.

Recreational facilities are extensive; golf at Kirtlington, Studley Wood, Burford, Chipping Norton and Tadmerton, and polo at Kirtlington. Motor racing is available at Silverstone, and racecourses include Cheltenham, Stratford-upon-Avon, Warwick and Towcester. Estelle Manor, Soho Farmhouse and David Lloyd in Bicester are also within easy reach.

Distances

Bicester 6.4 miles (two mainline railway stations to London Marylebone with services from 52 minutes) | Woodstock 4.6 miles | Chipping Norton 14 miles | Oxford 9.5 miles | Central London 71 miles | Soho Farmhouse 13 miles (Distances and times approximate)





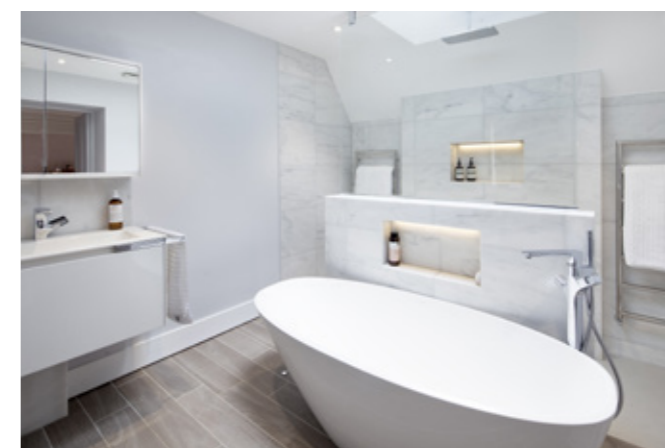


MANOR HOUSE

Manor House combines elegant modern interiors with charming period details. The ground floor includes a welcoming reception hall, a bright sitting room and a formal dining room, each with wooden floors, fireplaces and shuttered sash windows. The contemporary kitchen features a central island, breakfast bar and integrated Miele appliances, supported by a larder, utility room and wine cellar.

A standout feature is the impressive barn, with a vaulted ceiling, exposed beams and mezzanine. Complete with a floating woodburning stove, kitchenette and shower room, it provides an exceptional space for entertaining or relaxing. The mezzanine offers an office and gallery with views over the garden and historic church.

Upstairs, the first floor offers five double bedrooms, including the principal suite with built-in storage and a luxury ensuite. A family bathroom and a shower room serve the remaining rooms. The second floor provides a further double bedroom with dressing room and ensuite, as well as a large, versatile studio/gym.





COACH HOUSE

Accessed from the village green, the coach house has a private entrance and offers ideal ancillary accommodation. The first floor includes two bedrooms, a sitting room, kitchen/dining room, bathroom and cloakroom. The ground floor features a garage and a spacious room with underfloor heating, suitable for use as a home office, studio or gym.

GARDENS & GROUNDS

The southfacing gardens are beautifully landscaped with patios, pathways, colourful borders and immaculate lawns. They enjoy picturesque views of the 11th century St Mary the Virgin Church. The grounds also include a workshop with covered decking set within the wildflower meadow and orchard, plus a large greenhouse in the walled vegetable garden.



PROPERTY INFORMATION

Services: Mains electricity, gas, water and drainage.
The barn benefits from an air source heat pump.

Fixtures & Fittings: All items known as fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

Local Authority: Cherwell District Council - 01295 227001

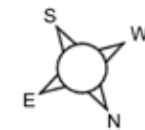
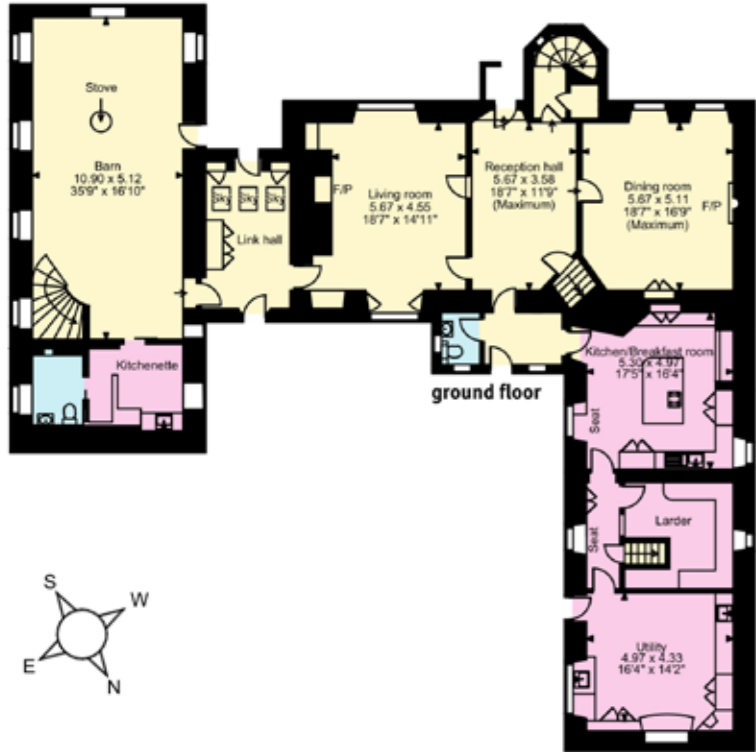
Council Tax Band: G

EPC Rating: D

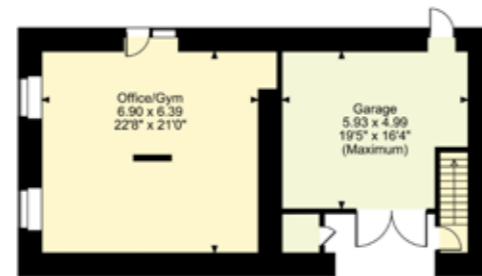
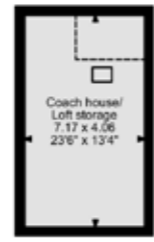
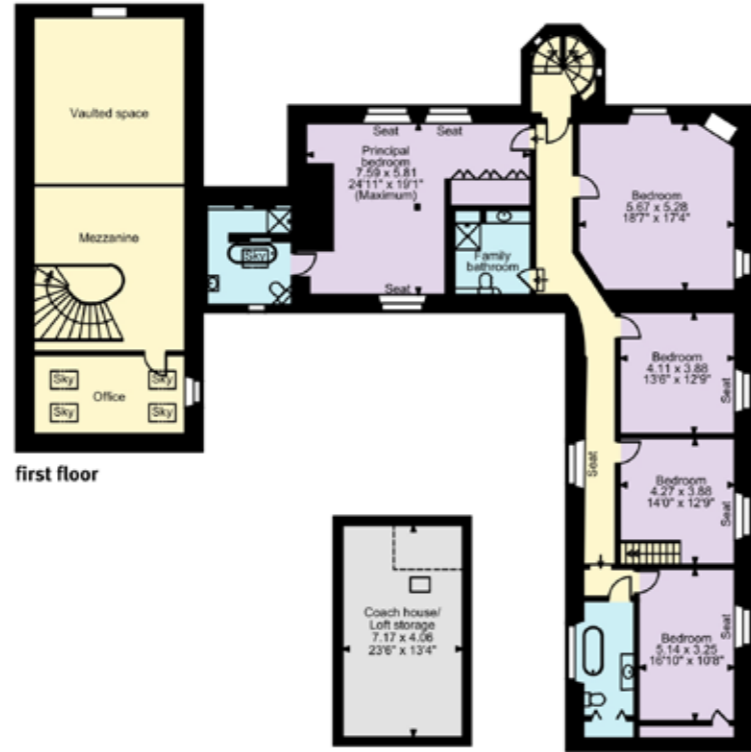
Viewing: Strictly by prior appointment with sole agents Knight Frank.

What3words: ///gums.abandons.newest

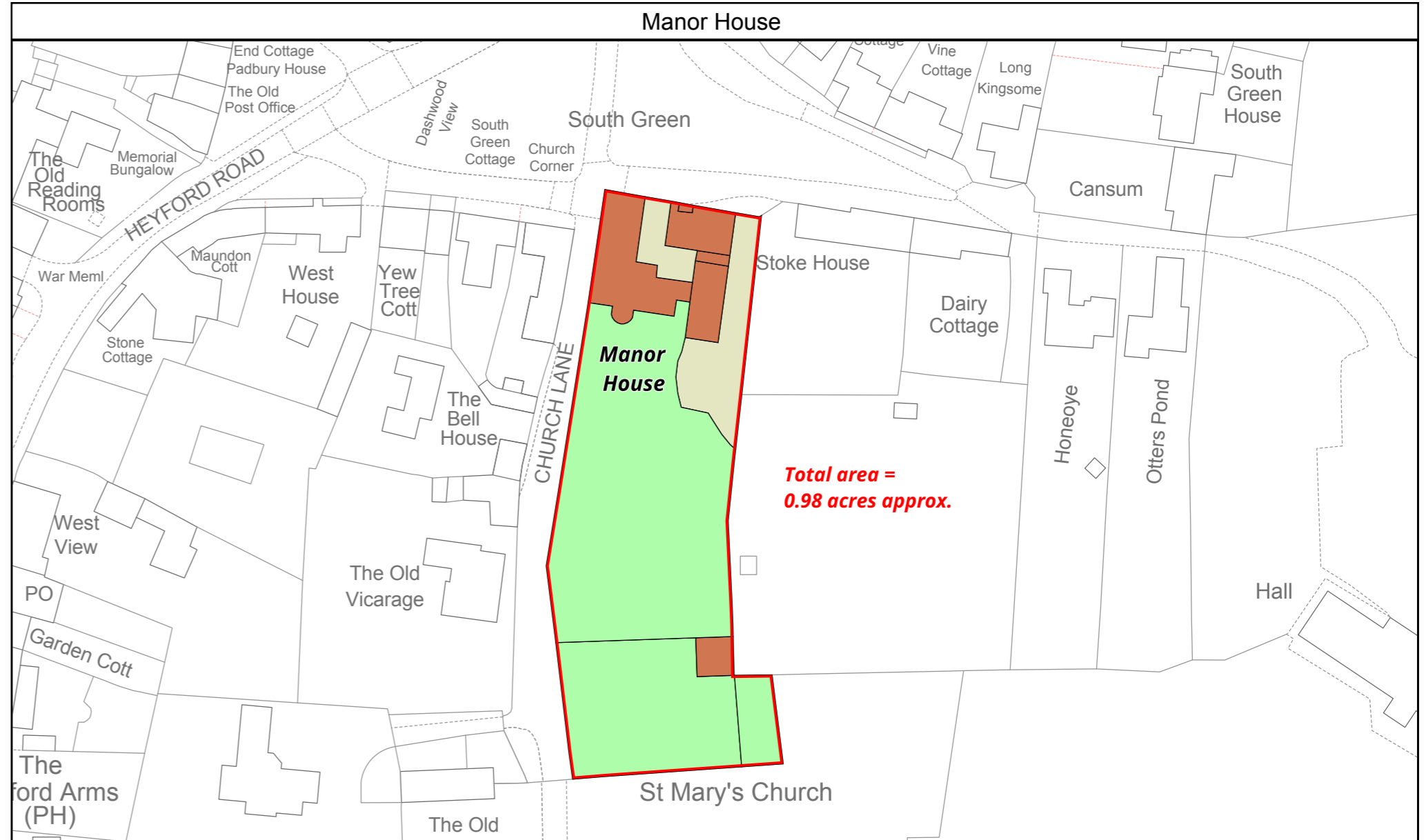
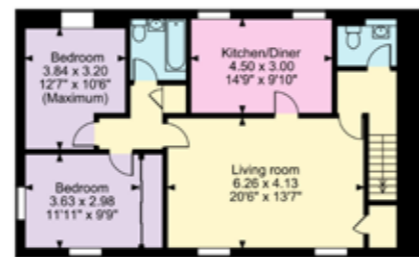
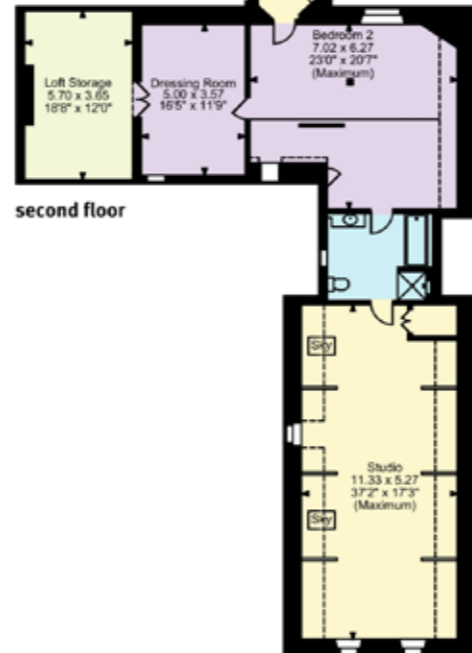




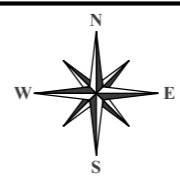
Approximate Gross Internal Area
 Manor House: 644 sq m / 6,927 sq ft
 Coach House: 187 sq m / 2,015 sq ft



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.



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Date: 10:03:26
 Drawn By: CW
 Scale: 1:1000 @ A4
 Plan Ref: 20776

Title: **Manor House**

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