



FRILFORD MANOR

Oxfordshire





FRILFORD MANOR

Kingston Road, Frilford, Oxfordshire

A magnificent newly completed Georgian-style country house set in 6.4 acres, with detached lodge, paddock and three bay garage.



6



4



4

EPC

B

Local Authority: Vale of White Horse District Council

Council Tax band: H

Tenure: Freehold



FRILFORD MANOR

The property sits in 6.4 acres of beautifully landscaped gardens and a paddock, offering exceptional contemporary luxury alongside refined period detailing.

Approached via electric entrance gates and a long drive framed by mature trees, this striking home presents an elegant Georgian façade with perfect symmetry, tall sash windows, and a grand central entrance. The setting is wonderfully private, with expansive lawns, established woodland edges, and far-reaching views over its own grounds.





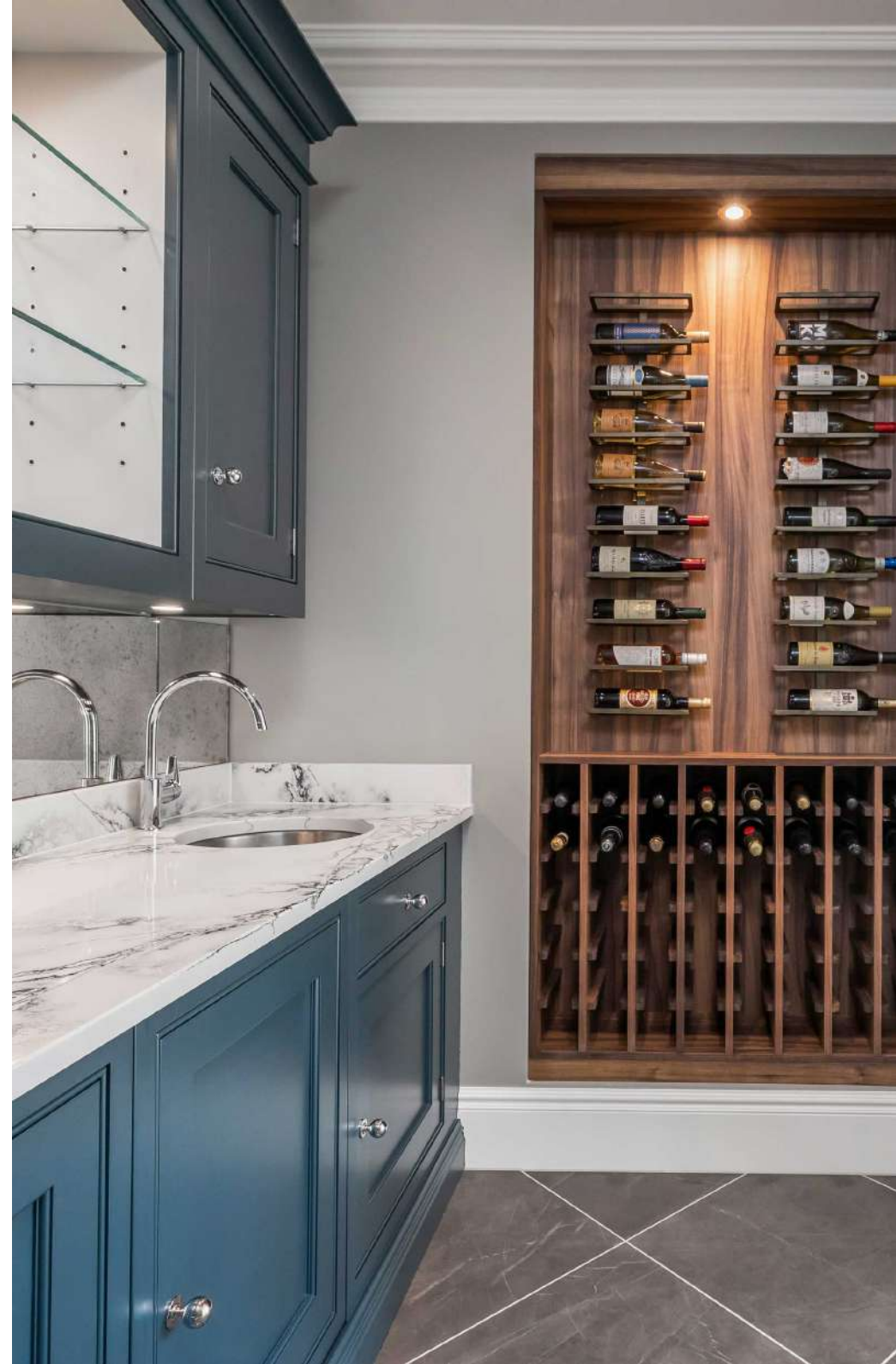




MORE ABOUT THE PROPERTY

Inside, the property has been finished to an exemplary standard. The heart of the home is a superb open-plan kitchen, living, and dining space flooded with natural light from full-height windows and a central skylight. The bespoke Tom Howley kitchen features a substantial island and stone worktops, creating an outstanding environment for everyday living and entertaining. Premium Miele appliances across the kitchen and utility room are complemented by Perrin & Rowe tapware, Fisher & Paykel fridge freezer and a Falcon range.

Throughout the house, the meticulous craftsmanship is evident: ornate cornicing, deep skirtings, and elegant joinery sit harmoniously alongside modern comforts such as underfloor heating to both the ground and first floors. Bathrooms are fitted with Villeroy & Boch sanitaryware, blending effortless style with exceptional quality. Spacious reception rooms retain a refined period character while offering flexibility for family life.







Upstairs, the house provides beautifully proportioned bedrooms enjoying tranquil views across the gardens and paddock. The principal suite is particularly impressive, offering a luxurious private retreat. The home is perfectly designed for modern living, offering exceptional connectivity with Gigaclear broadband and energy efficiency with a B-rated EPC. In addition, the house benefits from solar photovoltaic panels complete with a storage battery and is heated using mains gas. There is a ten year structural warranty giving peace of mind.



The grounds are a true highlight. Extending to approximately 6.4 acres, they include sweeping lawns, well-tended gardens, and a paddock to the front with a water supply and estate fencing ideal for equestrian use or hobby farming. A charming one bedroom lodge offers additional accommodation as well as a substantial three bay garage complete with an electric car charging point.

This is a rare opportunity to acquire a newly crafted yet timeless country residence of exceptional quality—combining classic Georgian architecture with sophisticated modern living in a beautiful and highly private rural setting.





THE LODGE

Providing versatile ancillary accommodation, the detached 463 sq ft Lodge serves as an excellent addition to the property. It features a kitchen, living/dining area, a double bedroom, bathroom and dedicated parking.



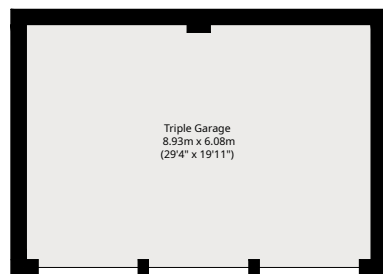


LOCATION

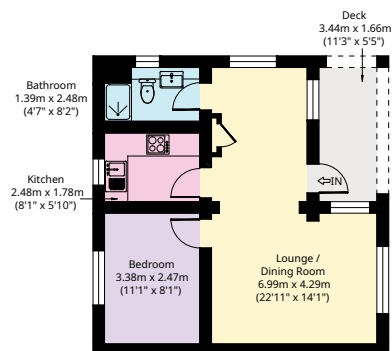
Frilford Manor is close to Frilford Heath Golf Club, which offers three championship courses. It is well placed for quick access to the nearby market town of Abingdon and the city of Oxford. Local facilities are excellent, including Millets Farm Centre, Sauna and Fitness at the Farm, The Crown pub in Marcham and The White Hart in Fyfield. Communications are excellent, with the A34 within a short drive, linking to the M40 and M4, and Didcot Parkway Station offering a fast train service to London Paddington in about 35 minutes. Heathrow Airport is located via the A34 and M4.

There is also excellent local schooling with Abingdon Prep, Cokethorpe, Cothill, Chandlings and The Manor all close by, along with St Hughs, St Helens & St Katharines all within easy reach. Christ Church, Magdalen College, St Edwards, Radley College and The Dragon, amongst others, can be found in Oxford.

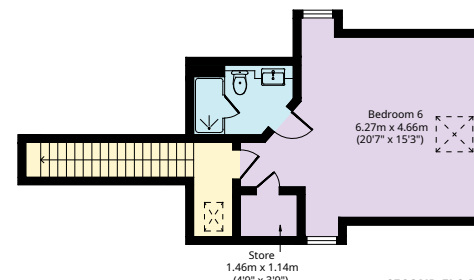




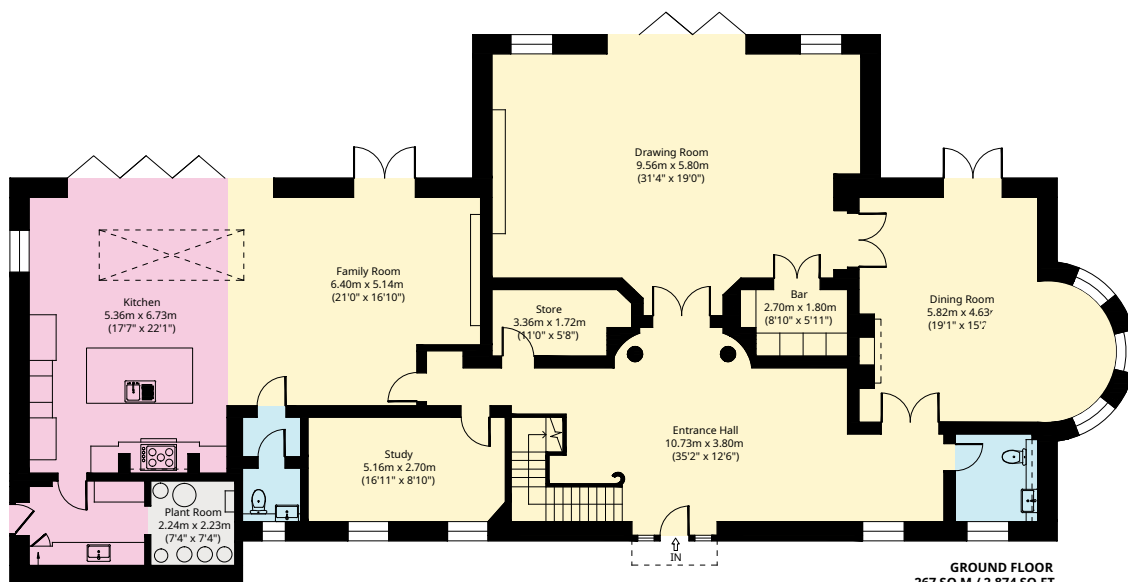
GARAGE
54 SQ M / 581 SQ FT



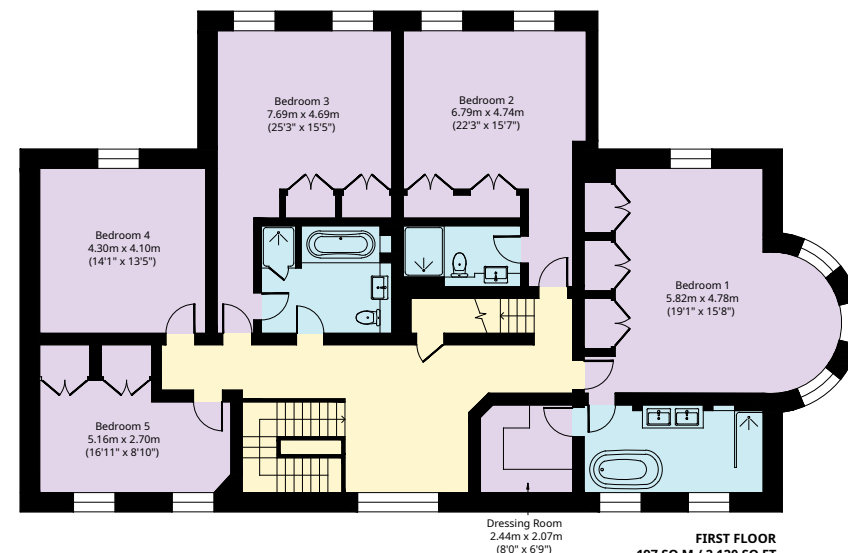
THE LODGE
43 SQ M / 463 SQ FT



SECOND FLOOR
39 SQ M / 420 SQ FT



GROUND FLOOR
267 SQ M / 2,874 SQ FT



FIRST FLOOR
197 SQ M / 2,120 SQ FT

FRILFORD MANOR, OXFORDSHIRE

APPROX. TOTAL GROSS INTERNAL FLOOR AREA 600 SQ M / 6,458 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. (ID767266)



We would be delighted
to tell you more.

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