

GREAT ROLLRIGHT MANOR



OXFORDSHIRE





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CHIPPING NORTON, OXFORDSHIRE

*Chipping Norton 2.8 miles | Soho Farmhouse 5.7 miles | Daylesford Farm Shop 6 miles | Banbury 11 miles | Oxford 20 miles
(All distances are approximate)*

*‘An impressive Manor house privately located on the edge of the village
with land, additional accommodation and exceptional views’*

SUMMARY OF ACCOMMODATION

Reception hall | Drawing room | Dining room | Library | Study | Sitting room | Kitchen/Breakfast room | Snug
Utility/Boot room | Domestic offices | Cellars

Principal bedroom suite with dressing room | 9 further bedrooms | 6 further bathrooms | Sauna | Lift | Store rooms
Separate 2 bedroom cottage with interdependent access

Stone barn with entertaining room and storage barn | Stable block with 5 stables, Tack room, Rug room and Feed Store
Further outbuildings including agricultural storage barn/machinery store, garaging and further stores

Beautiful gardens including a stunning enclosed walled garden, formal grounds around the house with a Ha-Ha
Swimming pool with pool house | Tennis court

Permanent pasture paddocks | Lake | Woodland | Views

In all about 43.77 acres

For Sale Freehold

Lot 2: 2 bedroom Cottage facing the village available by separate negotiation



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

The village of Great Rollright sits on the edge of the Cotswolds and within a conservation area, surrounded by unspoilt rolling countryside. Wyatts garden centre and farm shop, just outside the village is extremely convenient and further shopping facilities can be found in the nearby market town of Chipping Norton including supermarkets, shops, pubs and restaurants. Daylesford Farm Shop and Soho Farmhouse are both about 6 miles away with many charming Cotswold pubs in the local area.

Great Rollright has a popular village school and further education in the area includes private and state schooling in Chipping Norton, Bourton-on-the-Water, Moreton-in-Marsh, Burford, Oxford and Stratford-upon-Avon. Independent schools include nearby Kitebrook, as well as Bloxham, Tudor Hall and Radley College as well as the renowned Oxford schools including Summerfields, The Dragon, St Edward's and Magdalen to name a few.

The property is well located for access to the main communication routes, being midway between the M40 and the M5 for easy access to Oxford and London, the Midlands and the West Country.

Oxford Parkway, Kingham and Charlbury provide mainline trains into Oxford and London Paddington whilst Banbury runs into London Marylebone.

Sporting facilities in the area include racing at Cheltenham, Stratford upon Avon and Warwick; golf courses at Chipping Norton, Lyneham, Naunton Downs, Broadway and Burford; Rugby at Gloucester; trail hunting with the Heythrop and a large network of footpaths and bridleways for walking and riding.



HISTORY

It is understood that a manor house has stood on the site dating back to pre doomsday book times. In 1086 the Rollrights had 37 recorded households. The main owners of the village were Brasenose College and the Shepherds who owned Great Rollright Manor from 1583 to 1742. It is understood that the front of the house and possibly the rear part may date back to their occupancy. It was remodelled later in the 19th century by incorporating the then separate house immediately to its rear. The village is over 2,000 years old but the Rollright area has more ancient origins. The Rollright Stones to the west of the village date from the near Neolithic period (over 5,000 years ago) lying on the ancient track ways running east to west and north south through England with the crossroads at Rollright. In the Middle and Later Ages it was an active place with a licence from 1253 for a weekly market and annual fair to be held at Rollright, possibly on the green where there were once stocks and a village pond. Roman coins have been found in the village.

GREAT ROLLRIGHT MANOR

Great Rollright Manor is approached from the village along a gravel driveway to the front of the house. The drive continues past the house to the rear drive with a spur off to the outbuildings and garaging. The house is a striking Cotswold stone manor house occupying a commanding elevated position with distant views over its own land and countryside beyond. Entered through a beautifully ornate stone porch and into the reception hall with its wooden staircase, the hall provides access to the principal rooms, ideal for entertaining. The accommodation is spacious and well balanced throughout

with elegant reception rooms combined with well orientated and practical spaces for everyday living. The same applies to the first-floor accommodation that offers a generous principal bedroom suite with a dressing room, excellent guest and family rooms with a good ratio of bathrooms to bedrooms.

Part of the main house includes a three bedroom area able to be used for staff, family or guests.



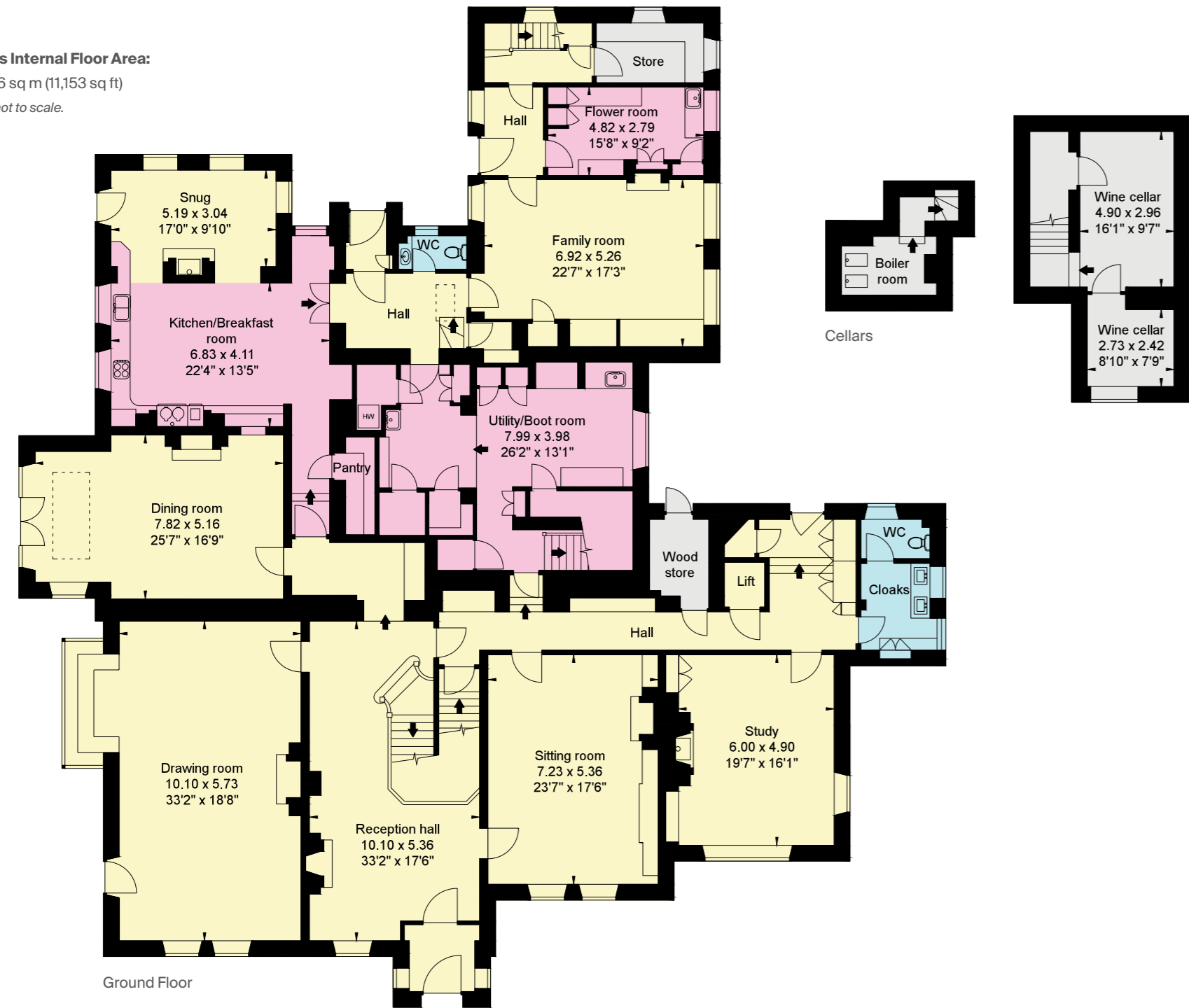


FLOOR PLANS

Approximate Gross Internal Floor Area:

Manor House - 1,036 sq m (11,153 sq ft)

For identification only, not to scale.



GARDENS

The gardens at Great Rollright Manor are very special, having been meticulously planned, laid out and maintained. Immediately adjacent to the house is the entertaining terrace and swimming pool with charming pool house. Lawns gently run down to the Ha-Ha with an adjoining paddock with a spring fed lake and thatched summer house beyond. To one side is the stunning walled rose garden and tennis court.



ADDITIONAL BUILDINGS AND COTTAGES

There are numerous outbuildings that include storage barns, garaging, dog kennels and further fuel and machinery stores. Off a spur from the main drive is a pretty Cotswold stone barn with a meeting/'shoot' room with kitchen; large agricultural storage barn to one side and at one end is Manor Barn House cottage. This is a pretty and well appointed cottage with a large open plan sitting/dining room, kitchen/breakfast room and on the first floor are two bedrooms, a bathroom and shower room. The property also has a garage and a separate access off a third drive.

Bordering the village as you enter along the main drive is the stable block and yard with 5 stables as well as a feed store, tack room and rug room.

There is a further 2 bedroom cottage (Lot 2) and two other 3 bedroom cottages by the stables available by separate negotiation - please refer to the plan.



Manor Barnhouse and Outbuilding

FLOOR PLANS



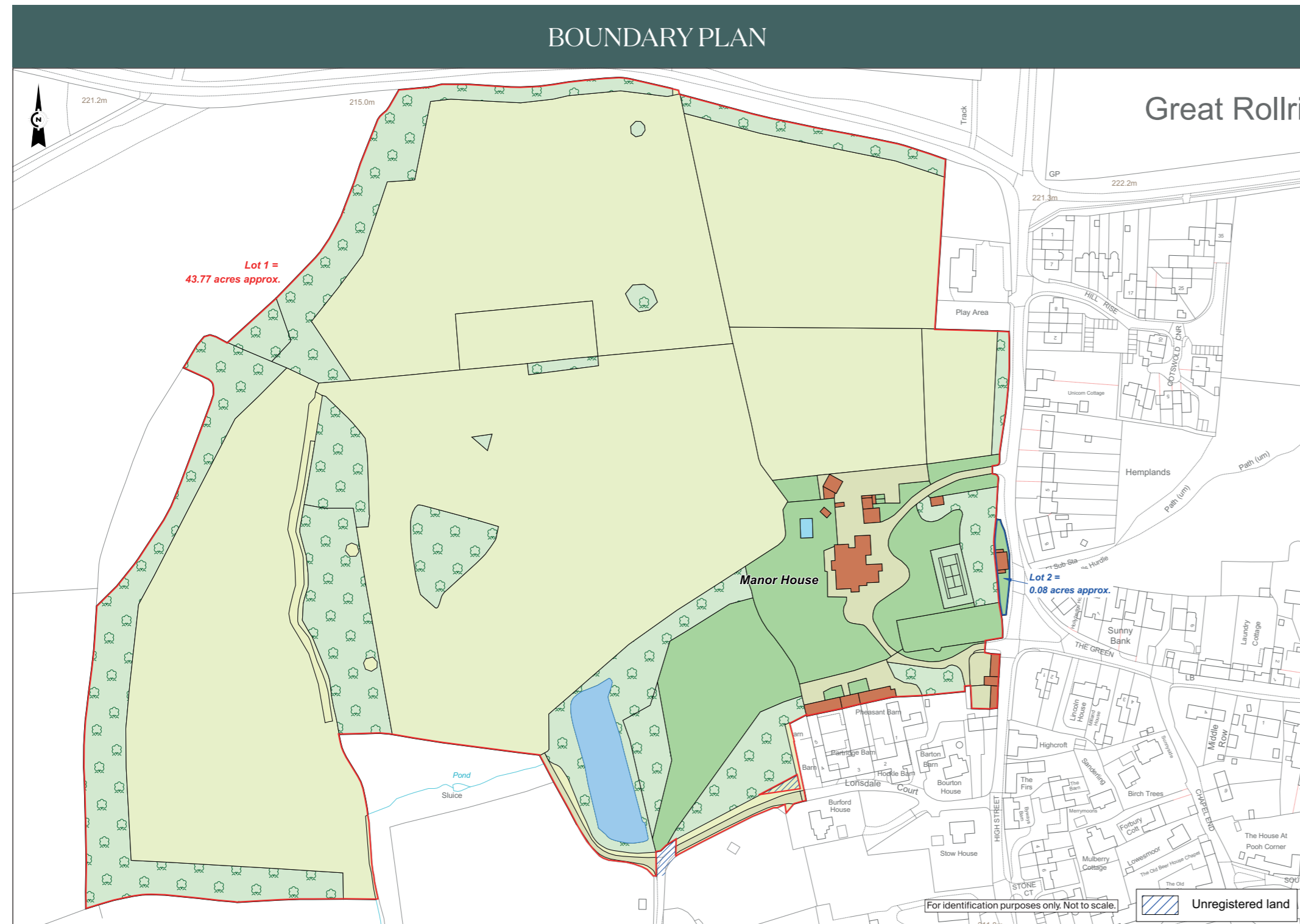
THE LAND

The land at Great Rollright Manor comprises permanent pasture and is divided into paddocks and grazing land with post and rail fencing. The perimeter

of the estate is bordered by trees with other wooded copses within the grounds and there is the opportunity to create a long sweeping drive entering the property

away from the village running through the paddocks and benefitting from the full impact of the house from two sides (subject to the necessary consents).





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GENERAL REMARKS

SERVICES

Mains water, electricity and drainage.
Oil fired heating.

EPC RATINGS

Great Rollright Manor – Rated F
Manor Barn House – Rated D

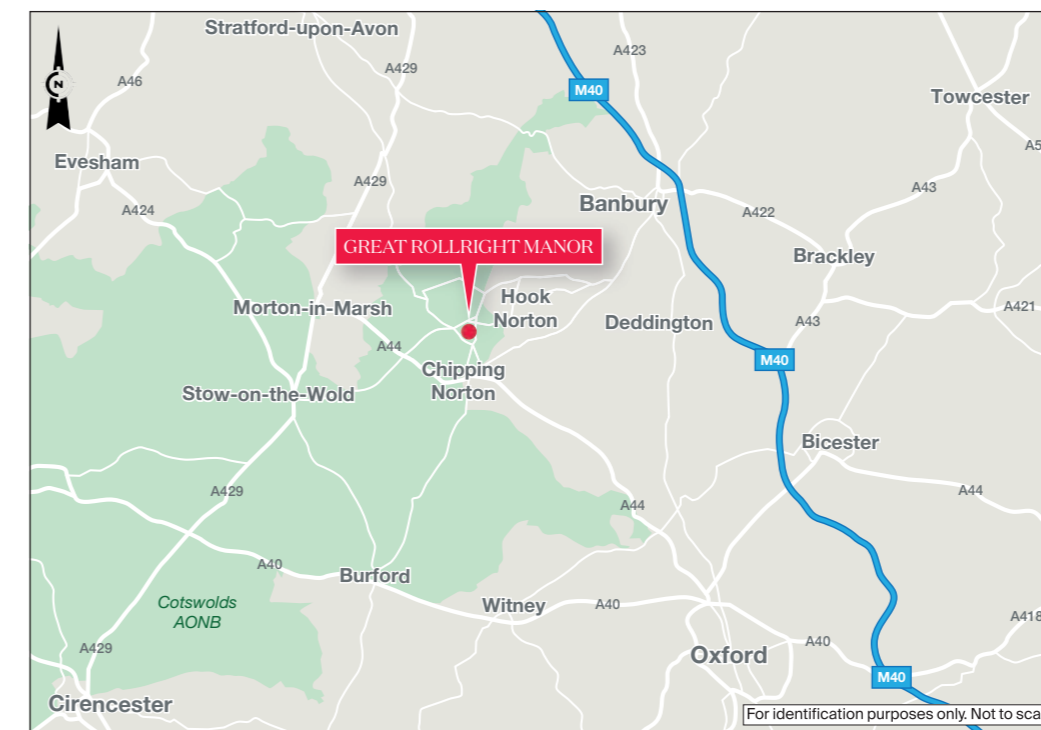
DIRECTIONS

Postcode: OX7 5RH

What3Words: ///adapts.drilling.spirits

VIEWINGS

All viewings must be made strictly by appointment only through the vendors' joint selling agents.



Viewing strictly by appointment only. Please contact:



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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.

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