

Sorbrook Manor, Adderbury, Oxfordshire





A very private edge of village Manor house sat in 17 acres with river frontage.

Summary of accommodation

Main House

Ground floor: Reception hall | Drawing room | Dining room
Sitting room | Kitchen/breakfast room | Study | Pantry
Utility room | Stores | Cloakroom | Wine cellar | Boiler room
Coal store

First floor: Principal bedroom suite with dressing room and
en suite bathroom | Five further bedrooms (Two en suite)
Two family bathrooms

Coach House

Ground floor: Coach house | Gardener's room | Stables
Store | Wood store

First floor: Sitting room | Kitchen | 2 bedrooms | Bathroom
Storage

Outbuildings: Two greenhouses | Potting shed
Covered store | Pool room

Garden and Grounds

River frontage | Extensive lawn | Herbaceous borders,
Mature trees | Mature hedging | Patio area | Ample parking
Swimming pool, 'In & Out' driveway
Approximately 10,616 sq ft (including Coach House)

In all about 1760 acres

Two cottages are available by separate negotiation

For sale freehold



Savills Banbury
36 South Bar
Banbury
OX16 9AE
savills.co.uk

Nick Rudge
01295 228002
nrudge@savills.com

Savills Country House Department
33 Margaret Street
London
W1G 0JD
savills.co.uk

Plum Fenton
020 7016 3825
plum.fenton@savills.com



Knight Frank Oxford
280 Banbury Road
Oxford
OX2 7ED
knightfrank.co.uk

Damian Gray
01865 790077
damian.gray@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Jamie Robson
0207 861 1549
jamie.robson@knightfrank.com

Situation

Adderbury is a historic and highly sought-after village located to the north of Oxford, known for its quintessential English charm and a strong sense of community. The village offers a range of essential amenities, including a post office, several public houses, a hairdresser, and a veterinary practice. One of the village's standout features is its beautiful 14th-century church, which adds to the area's historic appeal.

State and private schooling in the area is excellent and includes Bloxham, Tudor Hall, Sibford School and Kitebrook, with the Oxford schools including The Dragon, Summer Fields, St Edward's and Radley amongst others. Also within a short distance are Warwick schools.

Leisure and sporting facilities include squash and tennis clubs in Adderbury, golf at nearby Tadmarton Heath. Racing at Warwick and Stratford. Motor racing at Silverstone. Theatres in Oxford and Stratford-upon-Avon. Soho Farmhouse, Daylesford Organic and Estelle Manor are within a short distance. Bannatyne's Health Club is situated at Bodicote, provides additional wellness facilities.

The M40 Junction 11 (5.5 miles) (Banbury) and Junctions 10 (8 miles) (Cherwell) provide swift access to the north and south of the country. Fast train services run from nearby King's Sutton, Banbury Bicester and Oxford Parkway to London Marylebone and London Paddington.

Distances

Deddington 2.5 miles, Banbury 3.5 miles (trains to London Marylebone 56 minutes), Great Tew 8 miles, Chipping Norton 11.5 miles, Charlbury 14 miles (trains to London Paddington 68 minutes), Oxford 18 miles.

(Distances and times approximate)





Sorbrook Manor

Sorbrook Manor is an impressive, edge of village, family house of substantial proportions and exceptional views out over the garden and rolling countryside beyond. Dating back to the early 1900s, Sorbrook Manor is constructed of Hornton stone under a slate roof, featuring an array of sash, leaded, and stone mullion windows that add to its character.

Extending to approximately 8,500 sqft with the accommodation arranged over two floors, the house has very good entertaining spaces but equally works well and is practical for day-to-day living. While the property has been well-maintained over the years, it is now poised for a refurbishment and update, presenting an exciting opportunity for a new owner to modernize and personalize to suit their needs.

Upon entering the manor, you're greeted by a spacious entrance hall adorned with wooden floors and a striking stone fireplace. To the left, the drawing room invites with its original wooden parquet flooring, a south-west facing bay window that floods the room with natural light, and a marble fireplace. The room enjoys a double aspect with garden views, enhancing the sense of space.

The sitting room, adjacent to the study, features large sash windows that offer views down the garden towards the Sor Brook. The kitchen, generous in size, includes a small dining area and a large island centered around an oil-fired AGA. Though well-equipped, the kitchen presents an opportunity for modern updates and possible reconfiguration to suit contemporary tastes.

The dining room, located on the north side of the house, connects seamlessly to both the kitchen and the entrance hall, it also boasts a bay window and an open fireplace.









Upstairs offers a principal bedroom suite complete with a dressing room and bathroom, accompanied by five additional bedrooms, two of which are ensuite. A family bathroom and a separate WC serve the remaining bedrooms. For those seeking further accommodation, the loft space presents potential for conversion, adding another layer of versatility to this already substantial home.

Approximate Gross Internal Floor Area

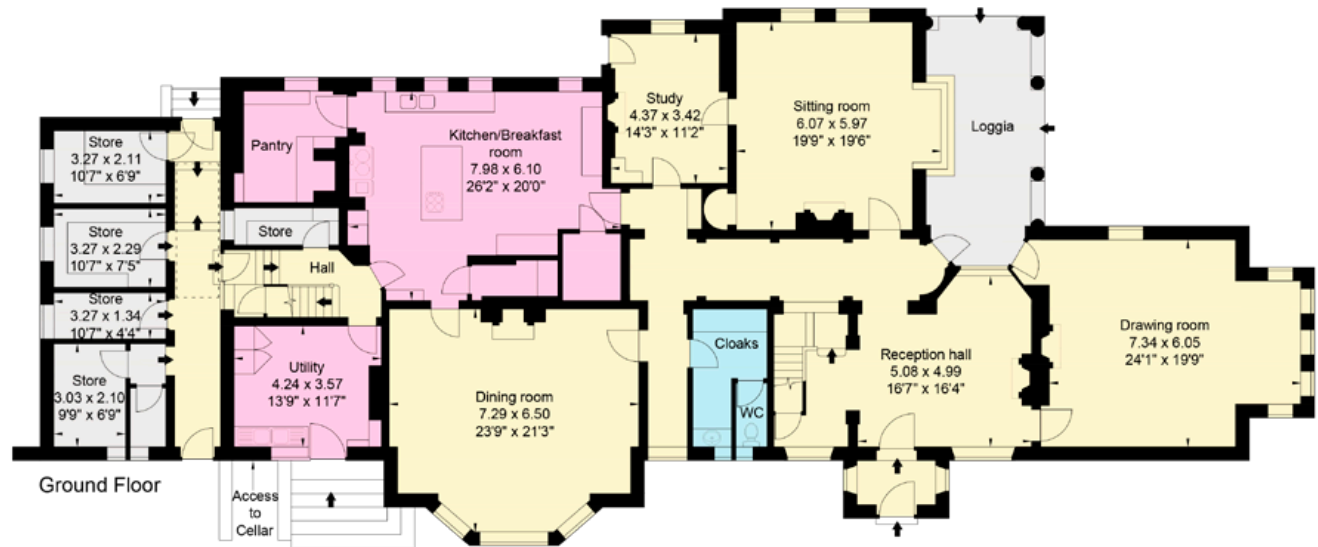
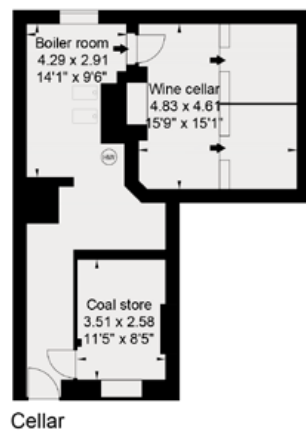
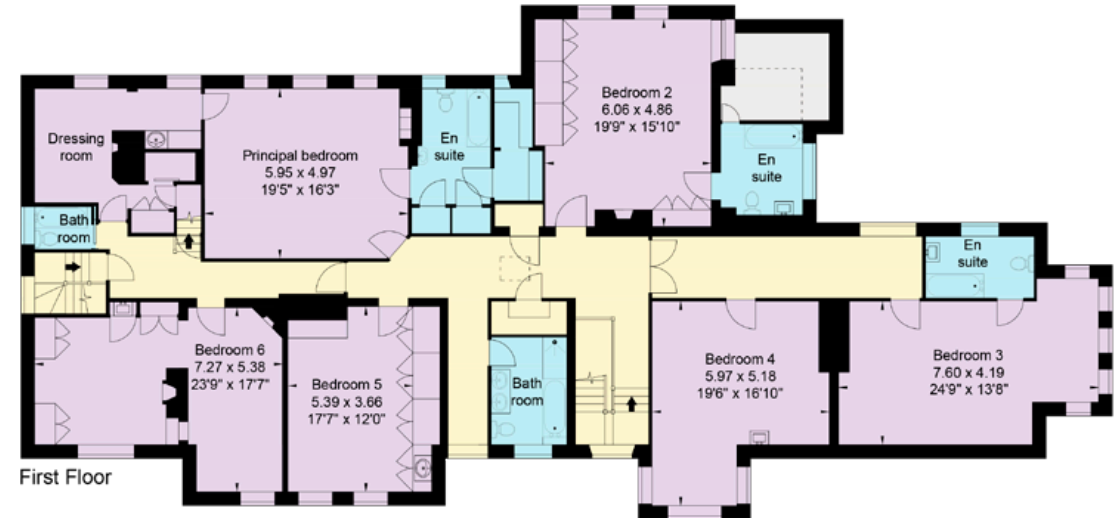
House: 789 sq m (8,494 sq ft) inc. Loggia

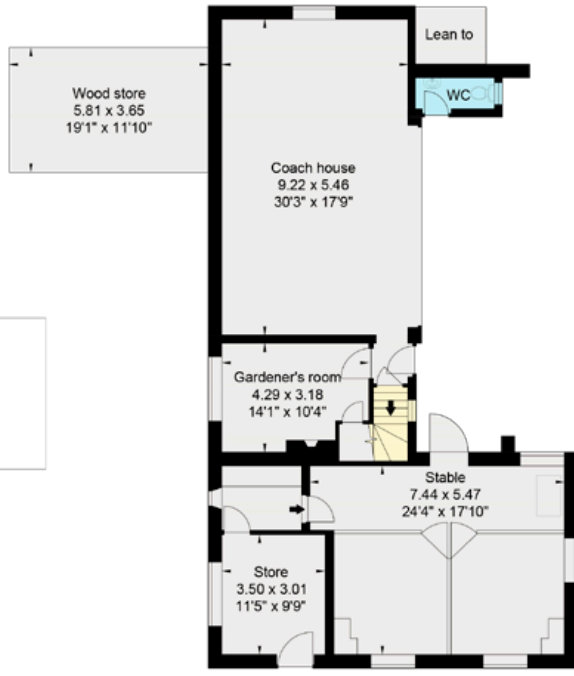
Coach House/Flat: 197 sq m (2,122 sq ft) exc. Wood store/Lean to

Outbuildings: 77 sq m (830 sq ft)

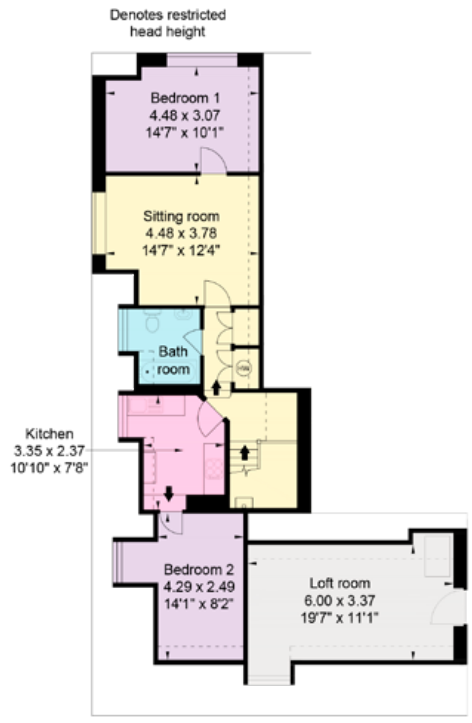
Total: 1,063 sq m (11,446 sq ft) inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

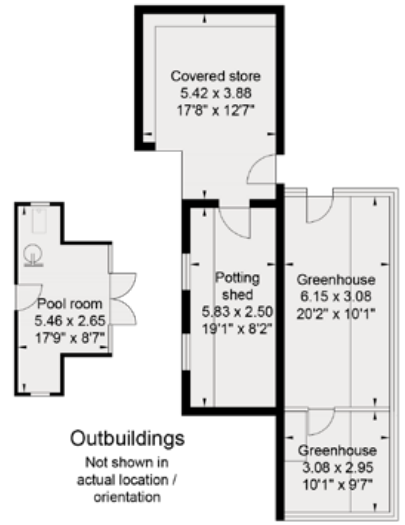




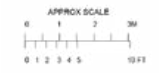
Coach House Ground floor



Coach House First floor flat



Outbuildings
Not shown in actual location / orientation



The Coach House



Coach House

The Coach House is a characterful property, thoughtfully converted while preserving its historic roots.

The ground floor retains much of its original charm, exposed brickwork and the original stables.

On the first floor, you'll find a spacious one-bedroom flat with impressive vistas of the surrounding landscape.





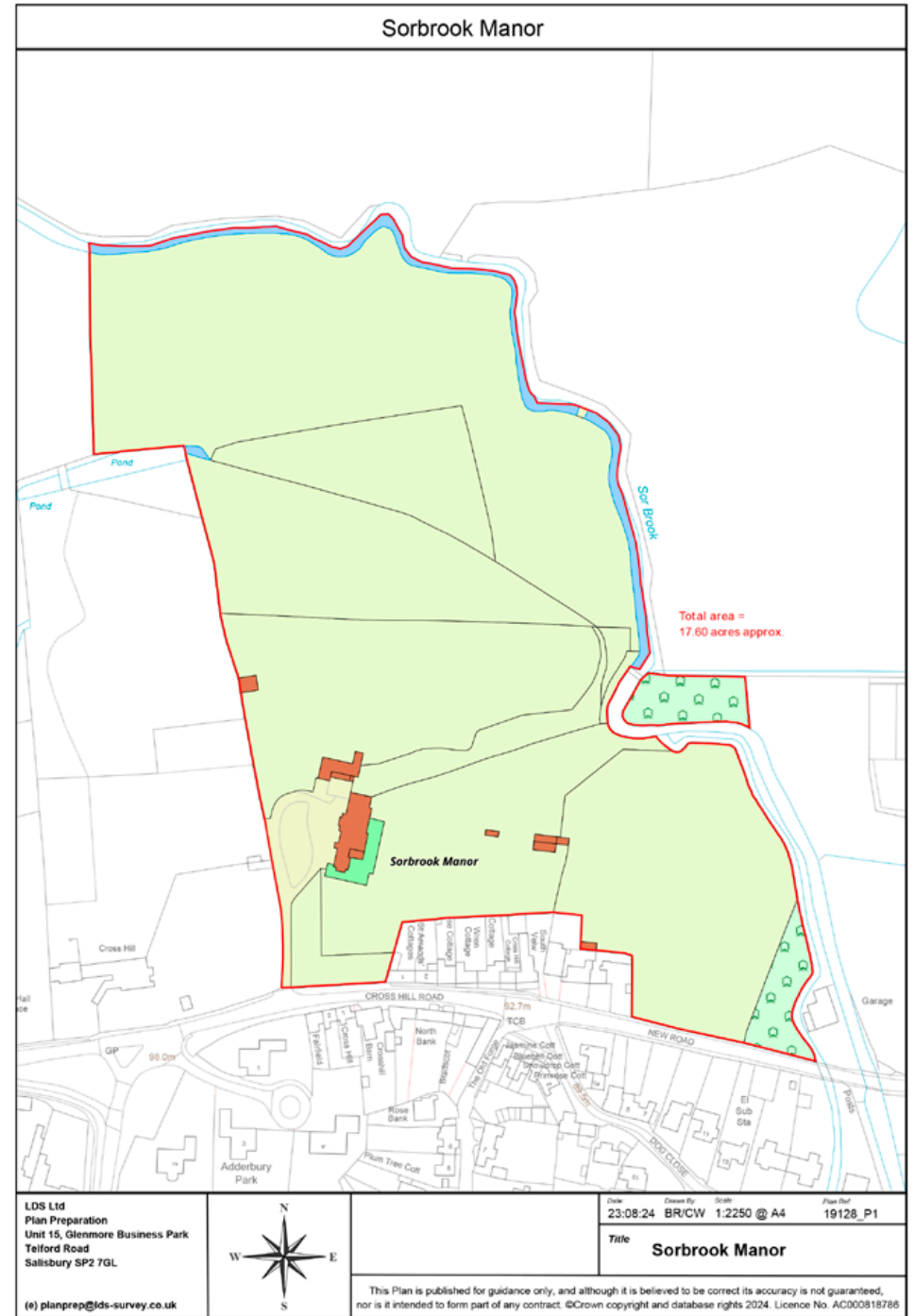
Garden and Grounds

The gardens at Sorbrook Manor are a beautifully maintained feature of the property, offering a serene and picturesque setting that complements the historic charm of the house. The expansive lawns stretch down the garden, leading towards the Sor Brook, which gently marks the boundary of most of the land, creating a tranquil backdrop.

The gardens are adorned with a variety of mature trees and well-established hedging, providing both privacy and a sense of natural beauty. Throughout the garden, you'll find a number of herbaceous borders, brimming with colourful flowers and plants that add seasonal interest.

There is a swimming pool and various outbuildings including a potting shed, two greenhouses and pool plant room within the ground that require work to bring back up to standard.

The land wraps around the property nicely and is currently cut for hay and grazed at the right times of the year. In the field closest to the house, is an old barn that could be converted subject to planning permission.





Property Information

Rights of Way: There are no rights of way through the property.

Listing: The property is not listed.

Tenure: Freehold.

Services: Mains gas, electricity and water. Gas fired central heating. Oil fired AGA. ADT alarm, fire alarm and CCTV.

Local authority: Cherwell District Council. Tel 01295 227001

Council Tax Band: H

Energy Performance Certificate Rating: Band F

Directions: OX17 3EG

What3words: ///dazzling.emerald.otter

Viewings

All viewings strictly by appointment only through the vendors' joint sole selling agents, Knight Frank LLP and Savills.

Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 October 2024. Photographs and videos dated June 2024.

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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

