



MANOR FARM

NOKE, OXFORDSHIRE

 **Knight
Frank**

 **savills**

MANOR FARM

NOKE, OXFORDSHIRE, OX3 9TU

Six bedroom Grade II listed farmhouse with five reception rooms and a south-facing conservatory

Grade II listed stone barn, Bradshaws, with planning permission for residential conversion

Walled garden, tennis court and enclosed swimming pool

Outbuildings, Staff flat

About 22.85 acres (9.25 ha)

Guide Price: £3,250,000

Oxford 6 miles, Woodstock 9 miles, Central London 58 miles

Islip Railway Station 2 miles (London Marylebone 74 minutes), Oxford Parkway Station 5 miles (London Marylebone 67 minutes)





MANOR FARM

It is understood that parts of the main house date back to circa 1600 and once formed part of a hunting lodge. Today, the property retains many of its original features, offering a wonderful family home that is sympathetically restored yet full of character. Manor Farm house sits in approximately 22.85 acres with a range of period outbuildings, including a staff/guest flat and an impressive period barn (Bradshaws Barn) which has consent for a residential dwelling.

There is also consent to build an approx 1,100 sq ft office to the northeast of the main house. The gardens and grounds at Manor Farm are wonderfully cared for and provide a peaceful and attractive setting. All the main buildings benefit from full fibre-to-the-premises broadband, offering Gigabit connectivity.

LOCATION

Noke is a picturesque village located approximately 6 miles east of Oxford (making it an ideal location for the Oxford schools) and approximately 9 miles from J8 of the M40, consequently convenient for London and Heathrow to the south and for Birmingham to the north by road. The Oxford to Cambridge railway line is shortly to be completed, offering good access to the two university cities. Noke is reached by a no-through road and comprises many attractive period houses and cottages, as well as a church. The Otmoor Nature Reserve is at the far end of the village, which boasts a number of attractive walks and rides. The nearby village of Islip benefits from a pub, The Swan restaurant with a noted chef, a primary school and a railway station with direct links to Oxford and London. Oxford Parkway is 5 miles away and offers a half hourly direct service to Oxford and London with London journey times from 67 minutes. There are also good bus links to London Airports. Oxford provides an extensive range of shopping and transport facilities, as well as many excellent schools, including The Dragon, St Edward's, Oxford High School, Summer Fields School, Magdalen College School and Headington School. The area is also convenient for the Abingdon schools, as well as Radley and Stowe, amongst others. There is a small supermarket in nearby Bletchingdon, with more comprehensive facilities available in Oxford. The well-known retail outlet of Bicester Village is within easy reach, as is Soho Farmhouse, Estelle Manor and Restoration Hardware retail store at Aynho. Sporting facilities include The Oxfordshire Health and Racquets Club in Summertown, polo at Kirtlington, golf at the North Oxford Golf Club, Kirtlington Golf Club and The Oxfordshire Golf Club at Thame.



MANOR FARMHOUSE

Manor Farmhouse is an impressive Grade II listed stone built farmhouse dating back partly to the 16th Century. The house has been extensively renovated and extended with many of the period features still remaining, offering practical and comfortable living. The farmhouse is approached from the main private farm drive, which brings you to a private parking area with a formal garden area to the northern elevation of the house.

The entrance door leads into a large entrance hall with an adjacent utility area and doors to the garden. To the right of the front door is a large drawing room with exposed beams and an open fireplace with three double doors leading out to the garden. To the left of the entrance hall is the dining room with integral storage and a wood burner.

There is a good sized family kitchen, which is spacious, light and airy, with a large Aga, fitted units and access to the garden. In the eastern part of the property is a snug with a large fireplace and adjoining conservatory with views across the walled garden and direct access to the garden. The large study with double aspect windows includes a wood burner and an adjoining storage room. A cellar is located underneath the study. To the first floor is the principal bedroom suite with large double aspect windows looking out across the farmland with an en suite bathroom. Opposite the principal bedroom is a wood panelled sitting room with a wood burner and views across the walled garden. A family bathroom and double bedroom with a character fireplace and a further two en suite double bedrooms are located on the first floor. Two further bedroom suites (with bathrooms) are located on the second floor, accessed by individual staircases. Included within the brochure are floor plans detailing the layout of the accommodation.

It should also be noted that there is a planning consent for the removal of the existing conservatory and a new 1,022 sq ft orangery-style living area to be erected on the southern elevation of the farmhouse, providing additional living space.

GARDENS AND GROUNDS

The walled garden to the south and west of the house is mainly laid to lawn with flower beds throughout and borders to the edge with an orchard and wild meadows adding to the bio-diversity. There are also more formal gardens to the north of the house. A terrace area is located adjacent to the house, which offers private outdoor entertaining space with access to the kitchen and conservatory. A 17m enclosed heated swimming pool and well-maintained tennis court sit at the bottom of the garden. To the eastern and northern elevation of the farmhouse is a paddock, which is part post and rail fenced and part surrounded by natural hedgerows with a pond.







BRADSHAWS

Bradshaws is an attractive Grade II listed stone built barn, which currently extends to 2,012 sqft (GIA as per the floorplan) and is understood to have originally formed part of the stables to a large manor house and is situated to the north of Manor Farmhouse. There is planning consent to extend and convert the barn to a five bedroom dwelling. The building is also suited to differing uses, including a leisure complex, studio or workshop.

OUTBUILDINGS

Two outbuildings are contained within the original farmyard and currently comprise garaging, machinery, garden stores and a workshop on the ground floor. There is also a first floor staff/guest apartment within one of the outbuildings. They are both part open sided, offering enclosed and safe storage to the end. There is also planning permission for an approx 1,100 sq ft new home office to the east of the farmhouse and a further staff flat located to the north.

GENERAL

Tenure - Freehold

EPC - E

Local Authority - Cherwell District Council

Council Tax - Manor Farm - Band H
Staff flat - Band A

Services - Manor Farm has mains water and electricity connected to all residential properties.

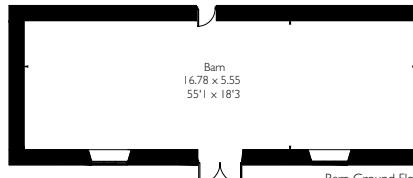
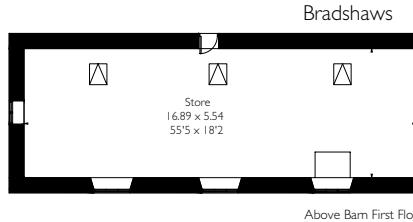
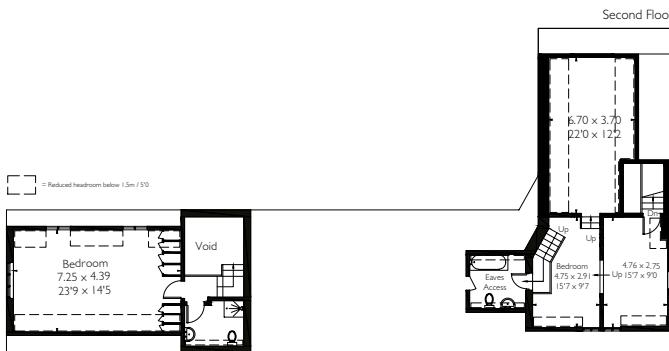
Electricity is also supplied to the Farmhouse via two sets of roof-mounted photovoltaic panels located on the southern elevations of the Farmhouse.

There is mains drainage to all the residential properties at Manor Farm. Gigabit broadband to house. There is 3 phase power and a rapid EV charging point.

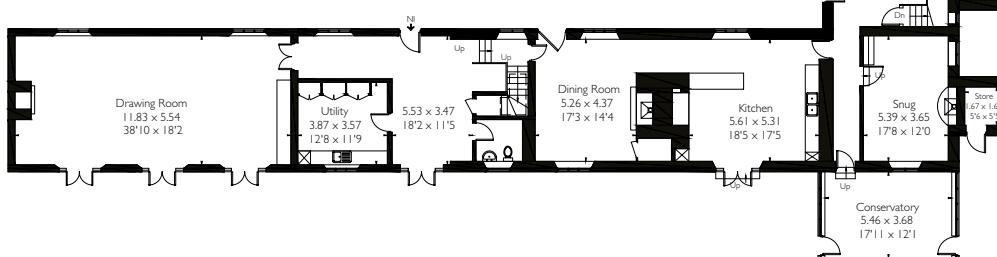
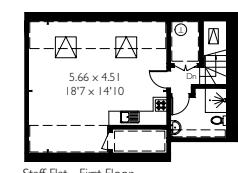
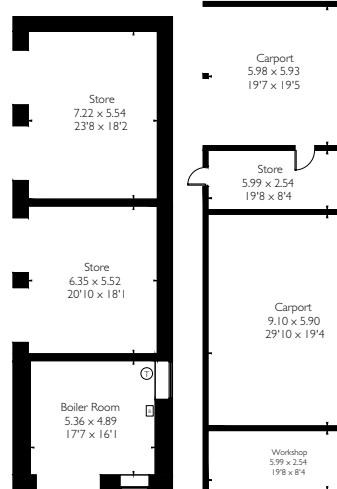
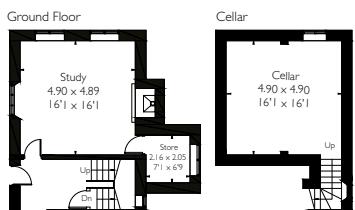
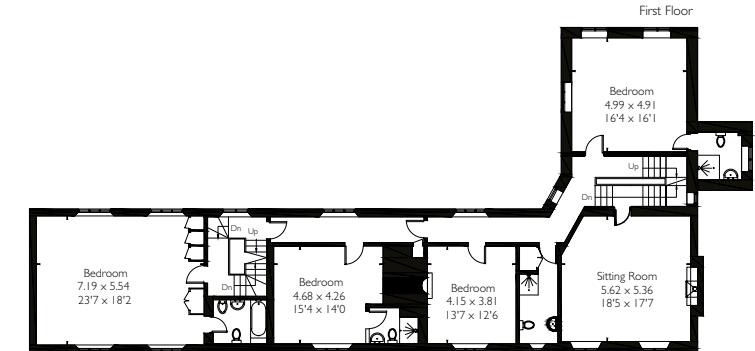
MANOR FARM & BRADSHAWS

Approximate Gross Internal Area:
 Main House = 584.4 sq m / 6290 sq ft
 Cellar = 26.3 sq m / 283 sq ft
 Store = 2.7 sq m / 29 sq ft
 Outbuilding = 195.7 m / 2106 sq ft
 Bradshaws = 187 sq m / 2012 sq ft
 Total = 996.1 sq m / 10,720 sq ft

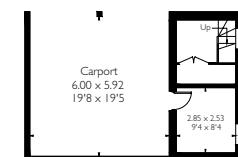
Illustration for identification purposes only. Not to scale.



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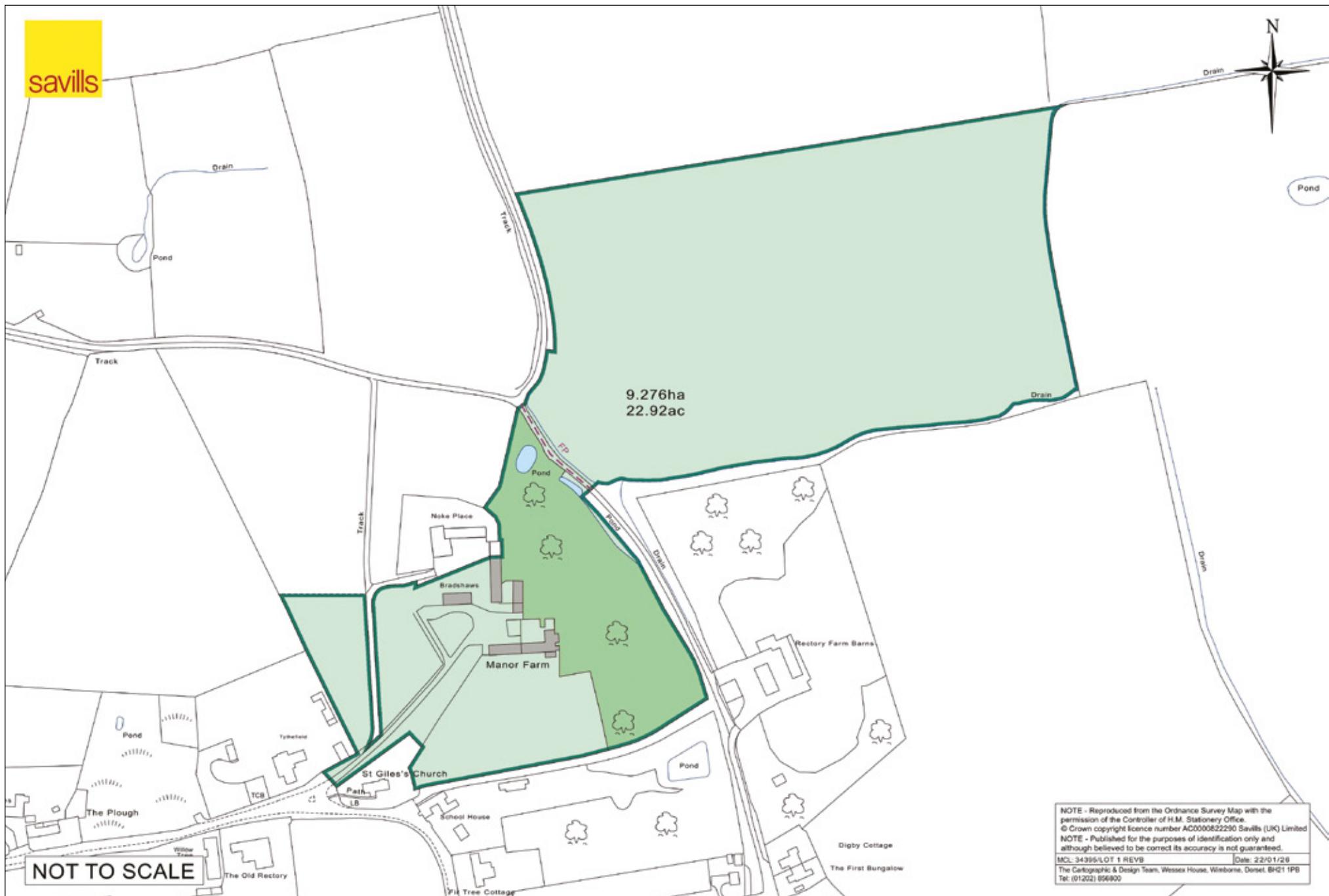


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**Charles Elsmore-Wickens**

01865 339702

cewickens@savills.com

256 Banbury Road
Summertown
Oxford OX2 7DE

Hugh Maconochie

0207 016 3713

hmaconochie@savills.com

Country Department
33 Margaret Street
London W1G 0JD

**Damian Gray**

01865 790077

damian.gray@knightfrank.com

274 Banbury Road
Summertown
Oxford OX2 7DY

Jamie Robson

020 7861 1549

jamie.robson@knightfrank.com

National Country Department
55 Baker Street
London W1U 8AN

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