The Manor House

LITTLE MILTON • OXFORDSHIRE
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Oxford 10 miles • Haddenham & Thame Parkway 9 miles • M40 (junction 7) 3 miles
London 50 miles • Heathrow Airport 38 miles
Haddenham & Thame Parkway to London Marylebone – journey time from 39 minutes
(Distances and times are approximate)

A majestic Grade II* Listed manor house
with privacy and convenience
Ground floor:
Reception hall • Staircase hall • Drawing room • Dining room • Sitting room • Kitchen/breakfast room • Pantry
Old hall/playroom • Mezzanine library • Cinema room • Laundry room • Boot room • Storage • Two cloakrooms

First floor:
Principal Bedroom with bathroom • Two dressing rooms and walk in wardrobe • Bedroom two and bedroom three with Jack & Jill
bathroom and dressing room • Bedroom four with mezzanine sleeping loft • Family bathroom • Bedroom five adjoining bedroom six

Second floor:
Office suite or additional bedrooms with bathroom, workroom or bedroom with en suite bathroom
Self contained flat comprising: kitchen, sitting room, two bedrooms, bathroom and laundry room

Outside:
Indoor swimming pool complex with changing facilities and sauna • Tennis court • Dovecote and other outbuildings
Beautifully tended mature gardens and paddock • Greenhouse/conservatory

House and gardens 1.84 acres
Paddock 3.06 acres
In all about 5 acres
Situation

Little Milton is set in rolling countryside west of the Chiltern Hills. It is an ancient settlement dating to pre-Roman times which has, at its heart, the Church of St James’s. Little Milton is a thriving community with a village school, a popular pub (The Lamb) and village shop with post office. The village is conveniently located close to Oxford, yet with rural surroundings which can be explored from good local footpaths. A wider range of services can be found in the nearby but larger centres of Oxford, Thame and Wallingford.

Communications are excellent. The village is within easy reach of Oxford and as such the school run. The M40, which is a few miles north of the village (junction 7&8), provide swift access to not only Oxford but also London and the north. The A329 provides a link to Wallingford, Didcot and Reading and Henley to the south. The Miltons and the Haseleys are a particularly sought after area just slightly south east of Oxford. Great Milton, the village’s larger neighbour, is famed for Raymond Blanc’s hotel and restaurant, Le Manoir Aux Quat’Saisons. Haddenham and Thame Parkway, north of the village provides a reliable, rapid and regular train service to London Marylebone, ideal for the commuter.

Schooling

The village is particularly well located for Oxford schooling which include The Dragon School, Summerfields, Headington, Rye St. Anthony, Magdalen College School, St Edwards, Oxford High School and d’Overbrooks. Abingdon schools include St Helen and St Katherines, Abingdon School, Abingdon Prep, Cothill, Chandlings and Radley.

Slightly further afield, but within easy reach are Wycombe Abbey, Harrow, Eton and Stowe to name but a few. Moulsford Prep School and Ashfold Prep School and also nearby. There is a Church of England primary in the village.

Description

The Manor House is Listed Grade II* and is believed to date from the 15th century. When the village consisted of timber built houses, The Manor was an open-hall house. This took the form of a two storey timber frame building divided by a cross passage. This part of the building remains - The Old Hall, integral to the house and linked to the kitchen/breakfast room enjoying a mezzanine library above with the cinema beyond. Evidence of this era is also apparent on the east side of the house where there are some original stone mullion windows, one of which is in the drawing room. It may be that the house historically had its own chapel. The main body of the house is the Georgian addition which is believed to be late 18th century with subsequently 19th century and 20th century additions and alterations. The Georgian main front wing, along with the northern Old Hall now wrap around an attractive open central courtyard. Many of the features of the property are well documented but include the Adam style fan light above the front door and the fluted Doric columns to the front of the property. There are a number of attractive fireplaces and some wonderful Georgian floor to ceiling sash windows. There is particularly fine cornicing in the reception hall which combine a floral frieze with small conelike projections. There are other fine examples of cornicing and dado rails in the drawing room and dining room. A particular feature of the latter being its bow ended shape.
Accommodation

The property enjoys features synonymous with the period; good sized rooms with high ceilings with large windows providing light and spacious accommodation. The principal rooms are accessed from the central hallway with the corresponding principal bedrooms above enjoying a fine outlook over the beautiful gardens and rolling countryside beyond.

The detailed layout can be seen on the floor plans and the photographs will give a feel for the proportions and condition. The reception hallway has a magnificent fireplace with wood block flooring, beyond this the inner ‘staircase hall’ provides access to not only the principal rooms but also the back of the house. The impressive staircase has a large window above providing light to the centre of the building. The drawing room is an elegant room with one of the original Tudor windows and a central fireplace and impressive cornicing. The sitting room beyond has a pretty fireplace with a wood burning stove and a nice outlook across the garden. The dining room that has the wonderful bowed end also has a central fireplace. The drawing room, dining room and reception hall enjoy floor to ceiling south facing windows. Behind the dining room is the “Serpentine” cloakroom with early 20th century half tiled walls and a curved corridor providing an excellent gallery for family photographs.

The rear of the house is the ‘working’ end with a wonderful large laundry/boiler/ironing room and well fitted spacious family kitchen/breakfast room which has a vaulted ceiling and reassuring Aga. The pantry, boot room and back door lead off the kitchen. The northern end of the building forming the final section surrounding the central open courtyard is the Old Hall, nowadays providing extra reception space and tranquil library above and cinema beyond. The principal bedrooms on the first floor all enjoy a lovely view across the gardens and open countryside beyond.

The top floor is a series of rooms providing the current owners with some office space, workrooms and a self contained flat. The main roof of the building was renewed in 1999 and the property was partially re-wired and re-plumbed in 2000.
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Gross internal area (approx)
Main House = 803 sq m / 8,643 sq ft (Excluding Open Courtyard)
Outbuildings = 43 sq m / 463 sq ft
Swimming Pool = 82 sq m / 883 sq ft
Green House = 12 sq m / 129 sq ft
Mezzanine = 36 sq m / 387 sq ft
Total = 976 sq m / 10,506 sq ft

For identification only. Not to scale.
Outside

The gardens are a particular feature of the property and have the maturity that one would expect with a property of this age with a number of magnificent trees subject to tree preservation orders as the property lies within a conservation area. A considerable amount of landscaping was done in 2006. A feature is the outdoor dining area together with the extensively stocked herbaceous borders. For the family, there is a hard tennis court and a lovely indoor swimming pool complex. The property is approached via a straight gravelled drive at the top of which is the dovecote. The drive then turns allowing a glimpse of the house. There is a large gravelled parking area just a short walk from the front door. Cars are kept off the immediate frontage for aesthetic purposes as the views across the gardens and beyond are magnificent.

The property is difficult to see from the lane and as such enjoys a high degree of privacy and yet is in the heart of the village. To the other side of the lane there is an attractive paddock which protects the outlook from the house.
Services
The property is connected to mains water, mains electricity and mains drainage. The heating is oil fired with some additional electric night storage heating on the top floor and in the Old Hall.

Right of way
There is a right of way, in favour of The Manor, over the old drive, west of the house with direct access onto the main road either side of the original lodge cottages.

Fixtures and Fittings
Any fixtures and fittings mentioned in the sales particulars are included in the sale. All others such as carpets, curtains, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

Local Authority
South Oxfordshire District Council

Council Tax
Band H

Planning
The Manor House is Grade II* Listed.

Postcode
OX44 7QB

Directions
From London, proceed on the M40 towards Oxford. Exit the M40 at junction 7 and proceed south west on the A329. Follow the road through the village and just beyond the church turn right into Gold Street. The driveway to The Manor House is about 100 metres down the lane on the left hand side.

Viewing
Strictly by appointment with Savills.