



KENCOT MANOR

KENCOT, OXFORDSHIRE



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The principal part of a fine Grade II listed Manor House in the heart of the village with stables, paddock, swimming pool and tennis court.

ACCOMMODATION

Entrance Hall • Drawing Room • Kitchen/Breakfast Room • Dining Room • Garden Room
Study/Family Room • Utility/Laundry area and boiler • Cellar

Master Bedroom wing with Bathroom • Six Further Bedrooms • Three Further Bathrooms

Lawned Side and Rear Gardens • Swimming pool • Stables • Tennis Court • Outbuildings

Garage • Parking



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Kencot Manor forms the principal part of a fine, Grade II Listed manor house, set behind a high wall and approached through a pillared gateway. This charming house, positioned in the heart of this attractive Cotswold village, lies within its own gardens and grounds. The outlook from the house is very attractive as the lawns extend away to the south west, enclosed by Cotswold stone walls combined with open views across the paddock to the countryside beyond. The gardens have been well designed and provide particularly attractive setting for this excellent village house. The gardens and paddock amount to approximately 3 acres.

The house, Listed Grade II, is a building of special architectural and historical interest, believed to date from the early 18th Century with later additions. The main reception rooms and bedrooms are all well-proportioned with high ceilings, shuttered sash windows and window seats, while the earlier part has stone mullioned leaded light windows and a very pretty colonnade on the south side of the house.

There are feature fireplaces in several of the bedrooms and the bathrooms are modern and updated. Plenty of period features have been retained such as flagstone floors and exposed beams.

The accommodation on the ground floor is extensive and ideally suited to family living and entertaining. The kitchen/breakfast room with views to the gardens on both sides has a four oven Aga, central island, and space for a large dining table. There is a good sized utility room and boiler room to the rear of the kitchen. A light and airy garden room off the kitchen is ideal as a family room and leads into the drawing room, which in turn has double doors opening into the grand dining room. In addition, there is a study/TV room, a cloakroom and cellar.

The first floor accommodation is equally spacious, with three double bedrooms served by a family bathroom. A separate master bedroom wing with vaulted ceiling and superbly



appointed bathroom offers views over the gardens to both sides.

The second floor accommodation, perfect for children or nannies, has three further double bedrooms, one of which has an en-suite shower room, as well as a separate family bathroom.

Kencot Manor is both a very attractive, comfortable family and entertaining house with many of the rooms enjoying views across the paddock to the countryside beyond. Every corner of the grounds has something to offer including some fine mature trees, interestingly stocked borders and landscaped terraces.

The gardens to the rear are overlooked in part by the adjoining property but no more than any other village house in the same situation. The boundaries are well defined between the two properties and both have separate drives and different approaches.



GARDENS AND GROUNDS

Kencot Manor is approached off the village lane through a pillared gateway leading onto the gravel drive to the front of the house. The property is enclosed by a high stone wall and protected by a number of mature lime and yew trees. From the gravelled driveway a pair of early 18th Century ashlar stone gate pillars, topped with stone balls and a five-bar gate leads to the rear gardens. There are two outbuildings set around a gravelled area which includes a garage/former barn with power and light, together with open-fronted log store.

On the eastern side of the house is a small but attractive colonnade of three pillars covered with well-established climbing plants including hydrangea, clematis and vine.

The gardens are enclosed by Cotswold stone walls on three sides with the paddock on the fourth side. The gardens have been well designed throughout with care and attention. There are splendid examples of many established, mature trees including copper beech, cedar and sycamore together with shrubs.

The well-stocked herbaceous borders have been heavily planted with many varieties of flowering plants and spring bulbs. Approached from the Conservatory is an attractive terrace with a rose garden bordered by box hedging. Beyond this is the Swimming Pool with wide paved and walled surround. An adjacent thatched building provides a Changing Room, Shower Room and houses the filtration unit.



Away from the formal gardens are 3 timber Stables with concrete floor, power and electricity. Outside lighting and water are connected. These stables are protected and sheltered to one side by a Cotswold stone wall.

Beyond the stables is a walled kitchen garden with raised beds and greenhouse. Adjacent to the vegetable garden is a flood-lit hard tennis court.



The paddock of about 1.69 acres runs along the north west boundary and is approached from the bottom of the garden, or from the village green. This provides valuable grazing, with water trough, for horses, ponies or other livestock.

SITUATION

The unspoilt Cotswold village of Kencot lies on the Gloucestershire/Oxfordshire border. The village is in a Conservation Area. Kencot is central to both the Cotswold market towns of Burford and Lechlade, providing a good range of everyday shopping facilities. Wider amenities are available nearby in the market towns of Witney and Cirencester, together with the commercial centres of Oxford, Swindon and Cheltenham.

MILEAGES (all mileages approximate)

Burford 5 miles, Lechlade 5 miles, Cirencester 16 miles, Oxford 23 miles. Inter-city rail services run from Didcot to London (Paddington) 45 mins, Swindon to London (Paddington) 60 mins, or from Charlbury to London (Paddington) in about 85 mins. There are good road communications via the M4 at Swindon (junction 15) about 20 mins away and the A40 & M40 (Junction 8) beyond Oxford.

AMENITIES

The area has an excellent choice of both private and state schools. Private schools include Cokethorpe, St. Hugh's, Ferndale, Hatherop & Pinewood. State schools at Burford and Fairford.

There are theatres at Oxford, Chipping Norton, Cheltenham, Stratford-upon-Avon and Bath. Golf at Burford, Witney, Lyneham and Carswell. Racing at Cheltenham, Warwick, Bath and Newbury. Water activities on the River Thames and Cotswold Water Parks.

SERVICES

Mains water and electricity. Drainage to a Klargest private system, jointly used with the adjoining property, Manor Lodge. Oil fired central heating. Pressurised water system. Telephone, TV and computer points. Wiring for security system. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, furniture, and non-integrated appliances are excluded however could be available by separate negotiation if required. Container plants by agreement.

LOCAL AUTHORITY

West Oxfordshire District Council, Wood Green, Witney, Oxfordshire OX28 1NB. T 01993 702941
www.westoxon.gov.uk

COUNCIL TAX

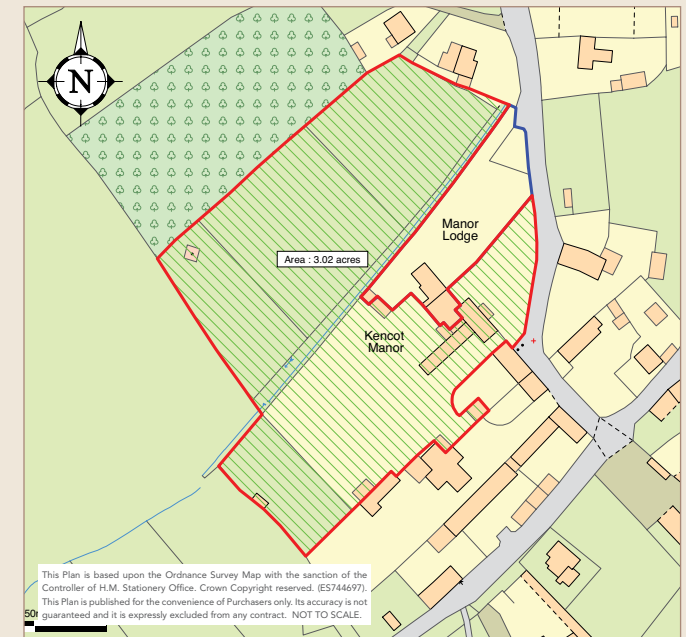
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VIEWING

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888.
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DIRECTIONS (POSTCODE GL7 3QU)

From Burford take the A361 towards Lechlade. Continue past turnings to Kencot and turn left at Broughton Poggs. Keep right in Filkins and follow the road to Kencot. Take the first right in Kencot. Drive past the war memorial and Kencot Manor will be found on your right hand side where the road bends to the left.



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (E5744697). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

Approximate Gross Internal Area = 469.8 sq m / 5057 sq ft

Cellar = 34.2 sq m / 368 sq ft

Outbuildings = 91 sq m / 979 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 144881

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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