Thorpe House
Thorpe Mandeville, near Banbury, Oxfordshire/ Northamptonshire Border
OX17 2HE

A superb former farmhouse in a rural location with southerly views

M40 (J11) 5.5 miles, Banbury 6 miles, Banbury to London Marylebone about 54 minutes, Brackley 7.5 miles, Oxford 32 miles

Entrance hall | Drawing room | Dining room | Media room | Kitchen/breakfast room | Utility room | Cloakroom | Master bedroom with en-suite bath and shower room | Five further bedrooms (one en-suite) | Family bathroom | EPC rating F

Grooms Cottage: Sitting room | Kitchen/breakfast room | Double bedroom | Shower room | EPC rating G

Gardens | Paddocks | Stable yard | Four stables | Tack room | Three bay garage

In all about 6 acres

The property
Thorpe House is thought to date from the 18th century with later additions. The property offers stylish, flowing, flexible family accommodation, decorated and finished to a high standard throughout.

The property is entered via a recently built Hornton stone porch to double handmade oak front door, opening into the spacious central entrance hall with marble flooring and an open Chesney fireplace.

The main reception rooms offer light modern accommodation with French doors opening out to the garden.

The heart of the house is the open plan kitchen/breakfast room with fully fitted Clive Christian Kitchen.
The kitchen with marble tiled floor, has a gas fired Rangemaster with ornate wooden surround, wooden wall and floor cupboards with granite surfaces and an island with second sink. The breakfast area has solid oak flooring and double doors opening into the formal dining room ideal for entertaining.

The triple aspect drawing room has oak floors, open Chesney fireplace, double doors opening to the terrace and views down to the garden and beyond. A utility room and cloakroom completes the ground floor accommodation.

On the lower ground floor is a media room providing a useful and flexible extra reception room.

An impressive staircase rises from the entrance hall to the first floor where all the bedrooms can be found including the master bedroom with en-suite shower and bathroom with roll top bath, guest bedroom with en-suite shower room, four further bedrooms and a family bathroom.

Outside
Approached through a Hornton stone gateway with electric wrought iron gates, a gravelled avenue driveway lined with Horse Chestnut trees continues up to the house with ample parking. Either side of the driveway is paddock land belonging to the property.

The gardens and grounds are a lovely feature of Thorpe House. The main garden lies to the south of the house and comprises a large lawn and a raised terrace area enjoying the stunning far reaching countryside views beyond.

A more formal garden lies to the east side of the property, hedge and enclosed with well planted herbaceous borders.

A gravel path leads from the formal garden to a single storey, stone built Grooms Cottage comprising of: sitting room, fitted kitchen, one double bedroom and shower room. Ideal as additional accommodation - guest staff, granny or working from home.
The stable yard is found on the eastern boundary and comprise of four boxes and a tack/store room. The buildings have electricity and water.

Attached to the stables is a three bay garage barn.

**Location**

Thorpe House is situated in a rural spot between the villages of Marston St Lawrence, Thenford and Thorpe Mandeville on the borders of South Northamptonshire and North Oxfordshire.

Thenford and Marston St Lawrence are mostly stone built villages of period properties with parish churches. Thorpe Mandeville is a slightly larger village also with a parish church, village hall and the popular Three Conies pub and restaurant. Both villages are surrounded by unspoilt countryside with plenty of footpaths and bridleways.

Everyday facilities in the village of Middleton Cheney, about two miles away including a primary school, the highly sought after Chenderit secondary school, garage and a variety of shops.

Comprehensive shopping facilities in the market towns of Banbury, Brackley and Oxford. The world renowned Bicester Village is 23 miles to the south.

Leisure facilities include golf at Cherwell Edge (about a mile away). Horse racing at Towcester, Cheltenham, Stratford and Warwick; motor racing at Silverstone and theatres in Shakespeare's Stratford-Upon-Avon, Oxford, Chipping Norton and Milton Keynes.

Schools in the area include a primary in nearby Culworth; prep schools Candus (Overthorpe), Winchester House (Brackley) and Beechborough (Westbury); public schools Stowe, Tudor Hall, Bloxham and several in Oxford and Warwick.

Trains from Milton Keynes to London Euston take approximately 35 minutes whilst Banbury to London Marylebone takes approximately 54 minutes. Easy access to the M40 at Junction 11. Birmingham Airport only 35 miles away.
Floorplans
House gross internal area 3,120 sq ft (290 sq m)
Cottage gross internal area 376 sq ft (35 sq m)
Garage gross internal area 860 sq ft (80 sq m)
Stables gross internal area 968 sq ft (90 sq m)
For identification purposes only.
**General**

**Method of Sale:** Thorpe House is offered for sale as a whole with vacant possession on completion.

**Local Authorities:** South Northants District Council

**Council Tax:** Thorpe House: G, Grooms Cottage: A

**Services:** Thorpe House has mains water, electricity, private drainage. Heating and hot water are provided by an oil-fired boiler, LPG gas for the Range cooker, Grooms Cottage has electric heaters.

**Directions**

From Banbury (M40 junction 11) take the A422 dual carriageway signed to Brackley and Middleton Cheney. At the roundabout, take the first left onto the B4525 Banbury Lane passing the garage on the right. Proceed on this road for approximately 1.5 miles passing the turn to Thenford on the right and the turning to Thorpe Mandeville on the left. Thorpe House can be found just over half a mile from this turning on the right.

---

**IMPORTANT NOTICE** The joint agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The joint agents do not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The joint agents do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and the joint agents who will try to have the information checked for you. Photographs taken July 2015. Particulars prepared July 2015.