A sophisticated, historic manor house, renovated to top international standard suitable for family living, set in beautiful gardens and grounds with breathtaking views, sporting facilities and easy access to Oxford.
**North Aston Manor**

North Aston  •  Oxfordshire

*…Deddington 3 miles, M40 (Junction 10) 5 miles, Bicester (direct trains to London Marylebone from 43 minutes) 9 miles, Oxford Airport 10 miles, Oxford 13 miles, Birmingham International Airport 49 miles, Heathrow Airport 60 miles, Central London 67 miles. (All distances and times approximate.)*

‘One of Oxfordshire’s finest Manor Houses’

This grade II listed manor house provides well-proportioned rooms for every day use and for informal and large-scale entertaining. The house is exceptionally flexible for all occasions. The Manor, which comprises 1,225 sq m (13,186 sq ft), occupies a private position and is approached by a long tree lined drive.

**MAIN HOUSE**

Entrance hall, reception hall, formal dining room, drawing room, library, study, kitchen/breakfast room, family dining room/billiard room, sitting room, wine cellar, gun and boot room, three cloakrooms.

Master bedroom suite with en-suite bathroom and dressing room, seven further bedrooms, four further bathrooms, family room, office area (if required, the house could be adapted for four further bedrooms).

Leisure/spa area comprising indoor swimming pool and spa, water feature, fitness area/party room, steam shower, sauna, cloakroom, plant room.

**GARDENS & GROUNDS**

Wonderfully mature landscaped gardens and grounds including a Chelsea Flower Show award winning rockery, kitchen garden, Mediterranean herb garden, apple pergola, terraced lawns, ornamental ponds, parterres, greenhouse, soft fruit cage, truffle orchard, ha-ha, woodland, Plexipave sunken tennis court.

**Ancillary/Staff Accommodation**

Three one bedroom cottages

**OUTBUILDINGS**

Three large garages, open underground garaging for four cars, stores, garden sheds

**EQUESTRIAN**

Stable area comprising five loose boxes, wash box, feed room and tack room, Manège (25 x 40m), exercise track, cross country course, paddocks, field shelter.

In all approximately 18.22 acres

*Your attention is drawn to the Important Notice on the last page of the text.*
OXFORDSHIRE

North Aston Manor is located on the edge of the attractive village of North Aston overlooking the Cherwell Valley. The picturesque village has approximately 300 inhabitants and houses that are mostly built in Cotswold stone.

COMMUNICATIONS

North Aston Manor affords excellent communications with access to London 67 miles, M40 (J10) 5 miles, Bicester North 9 miles, with a journey time to London Marylebone by train of 46 minutes, Birmingham Airport 49 miles, Heathrow Airport 60 miles and Oxford Airport 10 miles.

LOCAL ATTRACTIONS AND AMENITIES

Deddington, 3 miles distant, provides good local shops and facilities. Bicester Village, 9 miles distant, provides an extensive range of shops and facilities including Europe’s largest factory outlet. Additional shopping facilities are in Banbury 9 miles, Woodstock 9 miles, Chipping Norton and Stow-on-the-Wold, 13 and 22 miles respectively. Daylesford Organic Shop and Spa lies 19.5 miles distant. Theatres include The Royal Shakespeare Theatre at Stratford-upon-Avon and Oxford. Blenheim Palace lies 9 miles distant.

SCHOOLING AND EDUCATION

The Manor is perfectly situated and has arguably the best route for the top Oxford Schools. Preparatory schools include The Dragon, Summer Fields, Cothill and Chandlings Manor. Secondary schools include Oxford High, Headington, St Edwards and Magdalen College. There is a bus service less than a mile distant, taking 30 minutes to most Oxford schools. Also within easy reach are Radley, Abingdon, Tudor Hall, Stowe, Cheltenham Ladies’ College and Cheltenham College. Winchester House and Bloxham School are also close. One of Oxfordshire’s most sought after nurseries, Kiddington Nursery is 6.5 miles away.

SPORTING ACTIVITIES

There is racing at Cheltenham and Stratford-upon-Avon, polo at Kirtlington, 6 miles, and at Cirencester Park. Hunting with the Heythrop, Warwickshire and Bicester hounds and respective pony clubs. Other equestrian facilities close by. Local Estates include some of the finest game shooting. Shooting grounds at Edge Hill and Enstone. Golf can be found at Tadmarton, The Oxfordshire, Magnolia Park, Burford and Studley Wood. Motor racing at Silverstone Race Circuit is close by.

‘Green Man’ from Tudor mantelpiece
**HISTORY**

The Manor is a medieval manor house dating from the 1200’s and the village of North Aston was first mentioned in the 1086 Domesday Book. The listing dates to the 15th Century or earlier. The Manor was extended in the 17th and 18th Centuries. The current owners of c20 years carried out a four year modernisation and redecoration of the entire house which was completed in 2010. Interiors and exteriors were brought up to international standards.

**NORTH ASTON MANOR**

The Manor holds a commanding position overlooking the valley of the River Cherwell and has far-reaching views to the villages of Deddington, Aynho and Somerton. The property is principally constructed of Cotswold stone under a Cotswold slate roof with a mixture of sash and leaded light windows. The front drive entrance is through stone pillars and wrought-iron gates. The drive rises through the post and rail horse paddocks leading to the house in its beautiful formal gardens and grounds.

**GROUND FLOOR**

The flagstone steps, flanked either side by a pair of boxus parterres, rise to the solid-oak studded door, set within a stone archway. The entrance hall, with Gothic oak features and flagstone floor, leads through to the Georgian fan-shaped arches and fanlight double doors which in turn lead into the Georgian dining room. It is a well-proportioned room with sash windows and provides views over the paddocks and Cherwell Valley. This room has been sympathetically renovated with oak flooring, dentilled cornicing, a fine marble fireplace and bespoke hand-painted silk wallpaper above a dado rail.

The entrance hall leads past a small study area to the reception hall with flagstone flooring and open fireplace. The carved oak mantelpiece dates from about 1550, featuring the ‘Green Man’ as the centrepiece, a symbol of rebirth or Renaissance. The hall has stone mullion windows and the original plasterwork ceiling and some oak panelling. An oak door leads to the log store.
An arched doorway leads through to the **drawing room**. This room enjoys many period features including oak floors, window seats and views over the formal gardens and grounds. The marble fireplace has fluted pilasters to each side and a glazed door leads through to a small lobby and onto the **library**. This room has an open fireplace, oak floors and exposed oak beams. There is a full range of oak fitted bookshelves, oak panelled seats and a hidden flat-screen TV.

The **cloakroom**, with its flagstone floor, has a pair of stone pedestal basins and a separate WC. The **laundry room** is well hidden near the base of the staircase and has fully-fitted cupboards and full laundry facilities. The flagstone steps lead down to the beautifully fitted **wine cellar**. There is an under stairs coat room.
The fully-equipped kitchen/breakfast room is well-fitted with a large maple-covered island unit and Welsh slate-topped fitted units. A four-oven oil-fired Aga with gas and electric module. There is a built-in Sub-Zero fridge and Sub-Zero freezer and two built-in panelled Miele dishwashers and twin Belfast sinks. The breakfast area has a glazed roof light and far-reaching views over the pond and farmlands to Aynho. The terracotta-tiled flooring has underfloor heating and there is a walk-in larder with built-in shelving.

The family dining room/billiards room lies beyond the kitchen facing south west. This fine, informal part of the house contains pine panelling with built-in cupboards, some of which are glazed. The open fireplace separates the dining area from the sitting room with terracotta flooring, underfloor heating and French doors leading to the rear terrace. The sitting room has a built-in flat-screen TV and there is a hidden panelled door leading into the leisure complex area. The family dining room leads to the kitchen entrance of the house. The kitchen WC, gun and boot room are close by with excellent shelving, oak cupboards, hanging space and a large Belfast sink. A further external door leads from the boot room and further doors lead to the bin and plant room and to the stable yard.
The Gothic oak staircase rises to the **master bedroom suite**, entered via the **dressing room** area with fully-fitted cupboards and oak flooring. The **bedroom** occupies prime position in the Georgian wing with sash windows, far-reaching views, marble fireplace and pine flooring. There is a spacious **ensuite bathroom** with tumbled marble flooring, a Jacuzzi bath, shower, WC, two antique marble wash-basins set in a marble top with oak cabinets under, mirrored wall cabinets, a heated towel rail and under floor heating.

**Bedrooms 2, 3 and 4** afford children’s or guest accommodation with some fitted cupboards, a marble fireplace and wood panelling. **Bathroom 2** serves these bedrooms, with two basins with built-in cabinets, mirrored wall cabinets, shower, WC and a heated towel rail.

There is a **linen cupboard** with fitted shelving.

The panelled and stripped pine staircase rises from the **reception hall** to the spacious **family room**. This is an excellent informal room and enjoys a stone fireplace to one end with flat-screen TV and Bose speakers.

A further entrance leads to the guest wing, housing **bedrooms 5 and 6**. These are well-fitted bedrooms with views over the formal gardens which share **bathroom 3**, having tumbled marble floor and bath surround with shower over, basin, WC and heated towel rail.

**SECOND FLOOR**

The pine staircase leads to the second floor and **bedrooms 7 and 8** with **bathroom 4**. These well-fitted attic bedrooms have exposed beams, fitted cupboards and wardrobes.

Leading from the main Gothic staircase to the third floor, is **bathroom 5** with shower, basin, WC and heated towel rail. Beyond this is the large office area with exposed brick walls, two fireplaces, slate flooring and under floor heating. This spacious area may easily convert to two further bedroom suites if required.
LEISURE AND SPA AREA

Accessed from the family sitting room, this area has extensive leisure facilities and also enjoys external access. The mosaic-tiled Ozonen heated swimming pool has a separate and adjoining Jacuzzi spa. There are slate floors and high exposed-beam ceilings. There is a substantial brick fireplace and concealed bar with painted Moroccan doors. Overlooking the pool are three large Balinese stone statue fountains.

The fitness room may be separated by electrically-operated Perspex with large leaded windows and doors opening onto the extensive terraced garden area. The fitness room with its oak flooring and mirrored wall converts for fine summer entertaining. Beyond the swimming pool area are the changing rooms, WC and Tylo electrically-heated sauna and glass-mosaic steam shower adjoining.
OUTBUILDINGS, GARDENS AND GROUNDS

The gardens to The Manor have been landscaped with meticulous care with a series of terraced lawns and well-stocked herbaceous borders. There is an aged Ginko tree, together with hydrangea and wisteria and mature walnut, hazelnut and oak trees.

The southern elevation/front terrace overlook the extensive lawns. The front terrace enjoys custom-made marquee fittings. The rear terrace, with retractable canopy, enjoys ornamental ponds with water features and the rockery beyond. There is a Mediterranean-style barbecue area built in stone with fitted Beef Master gas barbecue and external Bose speakers.

The terraced garden has formal beds designed to hold edible fruits and herbs. There is a large raised wooden sun deck/stage. The path leads to the raised gazebo and has views over the extensive gardens and grounds. Adjoining is the rockery designed by an award-winner in the Chelsea Flower Show in the 1930’s with a small waterfall.

The well laid-out formal kitchen garden is well cultivated and is in a secluded part of the grounds. The gardens include further herbaceous borders, the pergola containing trained apple trees and the lawns lead through to the deciduous woodland beyond the stone wall boundary. This area provides areas for composting and the parking of garden machinery and the two timber sheds.

Adjacent to the main entrance to the house, is a discreetly-built underground garage with space for four cars and stone steps to the front of the house. Beyond is the large well-stocked ornamental pond containing carp. There is a gravelled path leading to the tennis court with Plexipave surface and beyond are the hazelnut trees with truffle orchard.
ANCILLARY/STAFF ACCOMMODATION

There are three cottages at North Aston Manor, all within the stable yard:

COTTAGE 1
This has a kitchen/dining room (oven, Belfast sink, fridge) with views over the large pond and a door accessing that part of the garden. The bathroom has a bath/shower, basin and WC, washing machine and a dryer. Upstairs, there is a sitting room with stone fireplace and fitted cupboards. The carpeted bedroom has built-in wardrobes.

COTTAGE 2
This is above the garages and comprises a sitting room, a pantry-type kitchen (fitted units, cooker, oven, fridge and sink), a shower room with a shower, basin and WC, and a carpeted bedroom with fitted wardrobes.

COTTAGE 3
This has a large kitchen/dining room (fitted units, cooker, oven, sink, fridge, wardrobe) with windows facing both the drive and the pond. A staircase leads to the first floor where there is a sitting room and a bedroom with fitted wardrobes. The shower room has a shower, sink and WC.

Cottages 2 and 3 have lockable interlinking doors for conversion to one cottage.
EQUESTRIAN

Situated to the north east of the house and separated from the grounds by formal wooden doors is the stables courtyard constructed in stone under a slate roof. There are five loose boxes, a wash box, a feed room and a tack room with traditional fittings.

There are three garages, each with double doors.

There is an additional workshop, two stores and plant room for the swimming pool. There are automated double wooden gates which lead on to the village road.

THE LAND

There are four gently sloping post and railed paddocks with cross country jumps and water troughs. In addition, there is the bark-covered exercise path adjoining the horse paddocks. The fifth paddock is situated to the east side of the front drive with further jumps and water troughs. The all-weather manège measures 25 x 40 metres and has post and rail fencing.

STAFF ACCOMMODATION, STABLES & GARAGES

COTTAGES - 163 m² / 1,755 ft²
STABLES, TACK ROOM, FEED STORES - 108 m² / 1,163 ft²
GARAGES - 65 m² / 700 ft²
UNDERGROUND GARAGING - 70 m² / 753 ft²
OUTBUILDINGS - 66 m² / 710 ft²
FIXTURES AND FITTINGS
All fitted kitchen appliances, barbeque, custom-made marquee, fitted carpets, fitted TVs, speakers, telephones and telephone system are included in the sale. Curtains and other items can be made available by separate negotiation.

RIGHTS OF WAY
There is a right of way over the lower drive in favour of North Aston Hall. This is not visible from the house, and as North Aston Hall has another drive this is rarely used. The Manor has a right of way over the drive to North Aston Hall, accessing the village by passing St Mary’s church.

SERVICES
• Mains three-phase electricity, mains water and a private drainage system.
• There is oil-fired central heating system with two modern boilers. The central heating system is zoned to allow for a flexible choice of heating the house.
• The house has broadband connection and WiFi.

TECHNICAL SPECIFICATION
A full list of improvements is available from the agent.
• Broadband and WiFi connection.
• A Panasonic telephone system with telephones in most rooms to either call externally or internally.
• Doorbells are connected to the telephones.
• Intrusion alarm in most areas directly linked to the police as opposed to a security company.
• Portable panic buttons also linked to the police.
• Smoke and heat detectors in all rooms.
• Bose sound system in the reception hall, family dining room/billiards room, sitting room and family room.
• Sound cabinet in the lobby.
• Under floor heating in the kitchen/breakfast room, family dining/billiards room, sitting room, boot/gun room.
• Speakers in the swimming pool/spa area.
• Most fireplaces have been fitted with shutters when not in use.
• Secondary glazing or double-glazed windows in the majority of rooms.
• External Bose speakers.

LOCAL AUTHORITY
Cherwell District Council
Council Tax Rating: H
+44 (0) 1295 227 001
www.cherwell.gov.uk

PLANNING
North Aston Manor is listed as Grade II.

DIRECTIONS
Leaving the M40 at Junction 10, turn left (west) at the roundabout onto the B430. Follow the road and take the second turning to the right signed to the village of Somerton. At the T-junction in Somerton, turn right towards North Aston. The drive to the Manor is on the left hand side, by a lodge cottage at the foot of the hill. There are large wrought-iron gates framed by stone pillars at the bottom of the drive. Follow the drive and after a short while take the fork to the right. The Manor is located at the very top of the hill.

VIEWING
Viewing is strictly by appointment through Savills and Knight Frank. If there is any point that is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

IMPORTANT NOTICE
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Details prepared: January 2016
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