

# OXHILL MANOR

OXHILL, WARWICKSHIRE







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AN EXCEPTIONAL GRADE II LISTED MANOR HOUSE SET  
IN JUST OVER 31 ACRES WITH A 2 BEDROOM COTTAGE



## THE MANOR

Entrance Hall ♦ Drawing Room ♦ Dining Room ♦ Kitchen /Breakfast Room ♦ Sitting Room  
Master Bedroom and adjoining Dressing Room ♦ 5 further bedrooms (1 en-suite) ♦ 2 family bathrooms ♦ Scope to convert Attic Rooms

## MANOR COTTAGE

Entrance Hall ♦ Kitchen / Breakfast room ♦ Sitting room ♦ 2 double bedrooms  
Family bathroom ♦ Studio ♦ Garden and private parking

## OUTSIDE

Tennis Court ♦ Stone and thatched outbuilding ♦ Stables ♦ Portal framed barn  
Landscaped Gardens and Grounds ♦ Duck Pond and Brook ♦ Separate road access

ABOUT 31.6 ACRES IN ALL

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## DESCRIPTION

Oxhill Manor is a superb example of a classical, Listed 17th Century Manor house sitting in the middle of its own land and down a long drive. Constructed of local ironstone filled with original features throughout including stone mullioned windows, wood panelling, stone fireplaces and wooden shutters.

Internally Oxhill Manor is now in need of complete modernisation, however the current layout provides buyers with the opportunity to create a wonderful family home.

The formal gardens and grounds are extremely well maintained and include a large lawned turning circle, vegetable garden, duck pond and hard tennis court.

The main house is complimented by a charming 2 bedroom stone cottage known as Manor Cottage located at the bottom of the main drive. The cottage is currently let out however it could be used to provide additional accommodation or used as a holiday let to generate additional income.

Within the formal grounds there is an attractive stone and thatched outbuilding which includes 5 traditional stables, a barn and tack room. To the rear there is also a useful 3 bay, portal framed building.

The paddocks which are currently down to long term pasture wrap around the Manor and provide an idyllic outlook over the brook interspersed with mature willows.





**OXHILL MANOR** sits just outside the picturesque South Warwickshire village of Oxhill between Stratford upon Avon and Banbury. Oxhill has a well-regarded pub called the Peacock.



**Location:** The property is situated in the Vale of the Red Horse Approximately 3 miles south of Kineton and 7 miles from Junction 12 of the M40 at Gaydon



**Shopping:** **Locally** at Tysoe and Kineton with larger shopping centres in Stratford and Banbury.



**Rail:** Direct trains to London Marylebone from 58 mins from Banbury, 13 miles



**Road:** Banbury and the M40 (J11) 8 miles Leamington Spa and Warwick 12 miles, M40 (J12) 7 miles, Stratford upon Avon 11 miles



**Airports:** Birmingham International Airport 33.5 miles



**Schools:** Both Tysoe and Kineton have schools, shops and amenities with Tysoe Primary School being highly regarded. There is a range of state, private and grammar schools in the area in Kineton, Banbury, Bloxham, Sibford, Stratford upon Avon, Warwick and Leamington Spa



**Racing:** Warwick, Stratford and Cheltenham

**Hunting:** Warwickshire Hunt

**Polo:** Southam, Rugby and Cirencester

## THE MANOR

The property is approached from the village through a set of impressive wrought iron gates set between handsome stone pillars topped by a pair of leaded peacocks (available by negotiation).

## ACCOMMODATION

### GROUND FLOOR

A Lavender lined path leads up to a thick oak door opening into the **Entrance Hall** with stone archway leading through to **Drawing Room** with large open fireplace, traditional wood panelling and built in drinks cupboard. **Sitting Room** with deep stone mullioned windows with window seats and large stone open fireplace and view to 3 sides over the garden and paddocks. **Dining Room** circular stone fireplace and door out into the garden. **Kitchen/Breakfast Room** with walk in larder, 4 oven Aga and door leading into a side entrance porch **Cloakroom**.



### FIRST FLOOR

A traditional wooden staircase leads up from the drawing Room to the first floor landing and **Master Bedroom** with extremely high ceilings, built in wardrobes, open fireplace and views over the garden and paddocks, adjoining **Dressing Room**. **3 further Bedrooms** one with an **en-suite Bathroom**. **2 family Bathrooms**. Rear stairs provide access to the first floor landing from the other end of the house.

### SECOND FLOOR

The traditional wooden staircase leads up to the landing on the second floor with **2 Double Bedrooms** and a pair of adjoining rooms currently used for storage.

There is also a large second floor area at the other end of the property which was once believed to have been staff accommodation. This area is currently unused however, subject to obtaining the necessary planning consent it may be possible to create additional accommodation.



## MANOR COTTAGE

The front door opens into **Entrance Hall** with door to **Sitting Room** with open fireplace. **Kitchen/Breakfast Room** with fitted units and walk in larder. **Boot/Store Room**.

Stairs lead up to first floor landing 2 **Double Bedrooms** and **Family Bathroom**.

Outside there is a private garden with parking and a detached red brick **Studio Building**.



## GARDENS AND GROUNDS

The sweeping driveway is bordered by mature trees and leads down from the main gates, through the paddocks to the front of the Manor, to a large lawned turning circle with central statue.

A duck pond sits within a beautifully presented shrubbery which is sheltered by a mature Larch and red Cedar trees. Surrounding the Manor are more formal gardens bordered by flower beds with a mixture of established shrubs and perennials.

The productive vegetable garden with a number of easily maintained beds and fruit cages sits to the side of the manor sheltered by the traditional barn to one side and the tennis court with its mature beech hedge and ironstone pillars to the other.



## LAND

The paddocks surround the Manor and provide the property with a natural and unspoilt parkland setting. The grassland is well fenced with mains water connected and is currently let to a grazier. The largest of the fields with separate road access produces A quality crop of hay each year. The usable land extends to approximately 29.6 acres

## SERVICES

Mains, electricity, water and private drainage. Oil fired central heating. (no tests to the suitability of the services have been carried out and intending purchasers should commission their own test if required).

## RIGHTS OF WAY

There are public footpaths which cross the property (see land plan).

## OVERAGE CLAUSE

The area to the west of the stream is subject to an overage provision, proposed at 50% of any uplift in value for a period of 35 years.

## FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

## LOCAL AUTHORITY

Stratford on Avon District Council  
Tel: 01789 267 575

## OCCUPATIONS

Manor Cottage, the Stables and the Grassland are currently let out, however all can be taken back in hand by giving a maximum of two months notice.

## POSTCODE

CV35 0QE

## VIEWING

Please telephone Butler Sherborn, Stow on the Wold Office  
T 01451 830731, [ben@butlersherborn.co.uk](mailto:ben@butlersherborn.co.uk)

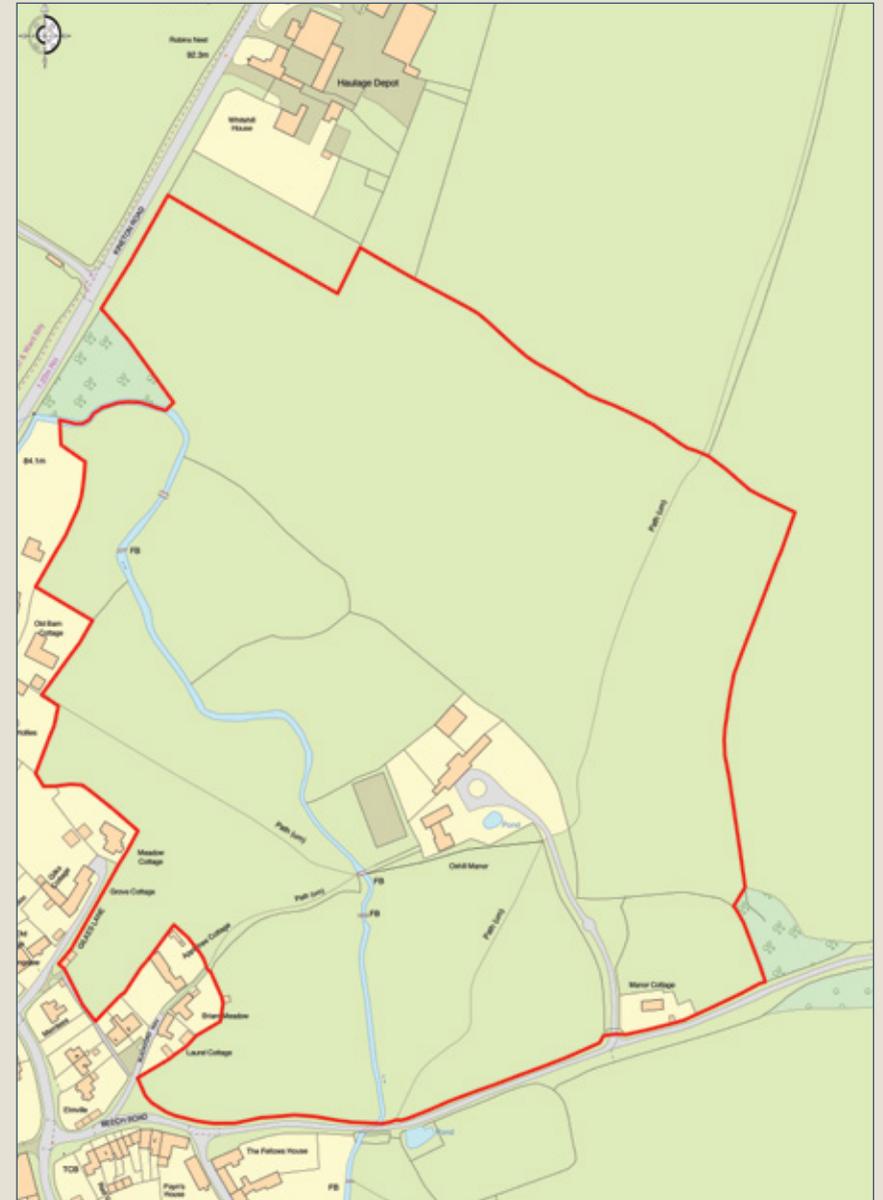
## DIRECTIONS

From Banbury take the A422 Stratford Road. Having passed the English Heritage owned Upton House, having driven down the steep hill known as Sun Rising Hill the turning to Oxhill will be on your left hand side after just over two miles.

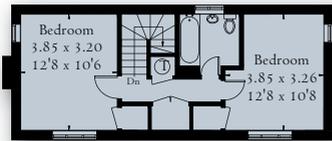
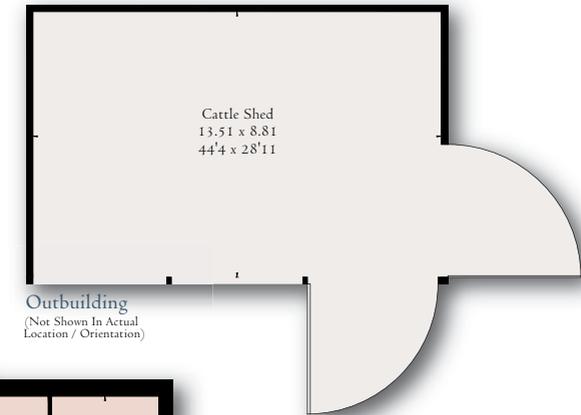
On entering the village take the first turning on the left. Just before the Peacock Pub take the left hand turn down Beech Road and the gates for the Manor will be on the left hand side after approximately 300 yards.

## DISCLAIMER

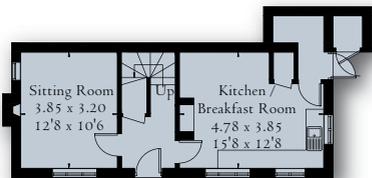
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects, which are particularly important to you before travelling to view this property. . Exterior photographs taken 2016. Brochure text April 2017.



Approximate Gross Internal Area = 368.7 sq m / 3969 sq ft  
 (Including Boiler/ Attic Room)  
 Manor Cottage = 80.7 sq m / 869 sq ft  
 Outbuilding = 308.7 sq m / 3323 sq ft (Including Cattle Shed)  
 Total = 758.1 sq m / 8160 sq ft



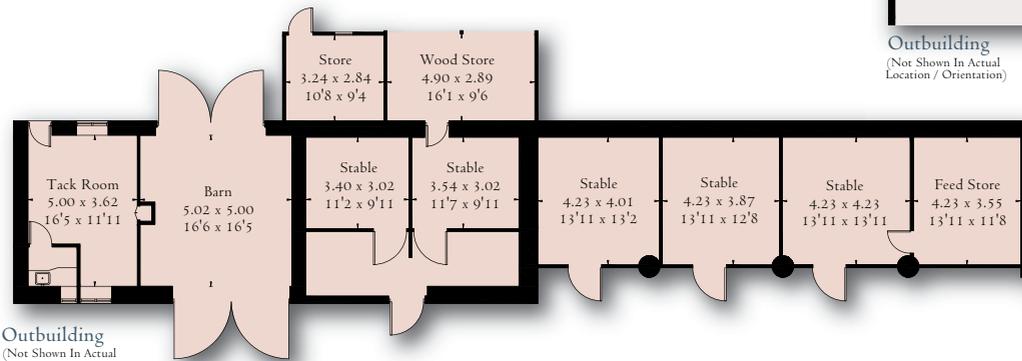
Manor Cottage - First Floor



Manor Cottage - Ground Floor



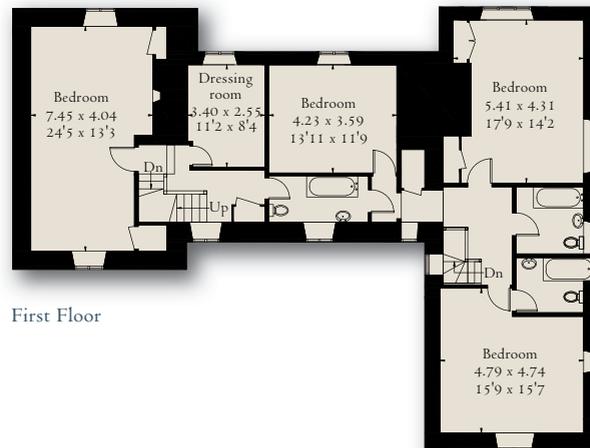
Outbuilding  
(Not Shown In Actual  
Location / Orientation)



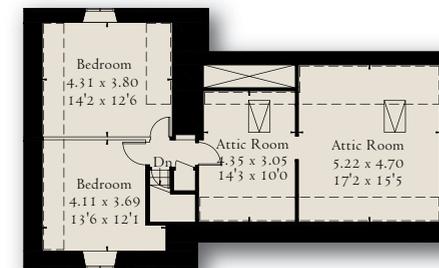
Outbuilding  
(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 170252

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.

