



THE MANOR
LITTLE CLANFIELD, OXFORDSHIRE



The Manor

A Grade II Listed house with stables, approximately 10 acres and further outbuildings situated in an idyllic location.

- Entrance Hall
- Sitting Room / Study
- Dining Room
- Conservatory / Garden Room
- Kitchen/Breakfast room with Aga and Utility Room
- Master Bedroom
- Four Further Bedrooms
- Three Bathrooms
- Attic Room
- Double Garage with First Floor Games Room / Office above
- Garage, Wood Store and Attached Stone Barn with Loft Storage Space
- Stable Block
- Ample Parking
- Extensive Landscaped Gardens

Description

The Manor is a Grade II Listed house situated at the end of a meandering tree-lined drive and surrounded by parkland. The property, which has been thoughtfully extended over time, is in a wonderfully tucked-away location and comprises the house, with the accommodation arranged over three floors, together with various outbuildings. The drive ends at a paved courtyard from which the house is accessed via a porch which leads into the entrance hall, which in turn has doors leading to the Kitchen/Breakfast Room, which

has fitted units, a feature fireplace and a three oven electric Aga, two further doors lead to the Dining Room, and a Wet Room. The kitchen extends further into a Utility Area with built in units incorporating a refrigerator, freezer, storage units, broom cupboard and pantry unit and, under the worktop, space for a washing machine and tumble dryer. A further door leads via a Porch onto the southerly facing terrace.



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Adjacent to the door between the Kitchen and the Entrance Hall there is a door from the Kitchen which leads into a Central Hall, from which there is access to the Stairs, the Dining Room and the Drawing Room. The latter is spacious having two fireplaces, one with a wood burning stove and the other a log-effect propane gas fire. There is access from the Drawing Room to a beautiful Snug/Sitting Room with windows to three sides making the best use of the views over the gardens. A further door leads into the Dining Room which overlooks the Orchard. A Garden Room, accessed from the Dining Room completes the ground floor accommodation.

Two Double Bedrooms are accessed from the first floor Landing, one of which benefits from an ensuite bathroom. There is also a Family Bathroom. Two steps off this Landing lead to a secondary Landing where the Master Bedroom, the fourth Double bedroom and a third Bathroom are situated. The secondary Landing, Bathroom and Master Bedroom all benefit from underfloor heating whilst the fourth Double Bedroom is heated by individually zoned radiators. The Master Bedroom has built-in Oak Wardrobes at the far end. From the Master Bedroom a spiral staircase gives access to large boarded Attic Storage area.

A further staircase from the secondary Landing leads to another Attic Room, the fifth Bedroom.

The ancillary buildings are in three main blocks. To one side of the courtyard, at right angles to the house, is a Double Garage which has an additional door into a vestibule which gives access to a ground floor Store Room and a Staircase which leads to a large first floor Games Room / Office with gas-fired wall heaters.

A second building on the south side of the house and attached to a further garage, is a small Cotswold Stone Barn with a Loft accessed by ladder and, to the rear, a lean-to Wood Store which is also used to store the dustbins.

The third block comprises three Stables and a Tack Room/Workshop. All of the outbuildings offer a good deal of potential for conversion, subject to the necessary planning consents.

The gardens have been beautifully landscaped and have several distinct areas. Immediately in front of the western elevation which is fronted by the Sitting Room, the Lounge, the Master Bedroom and the fourth Double Bedroom, are the formal gardens with box hedging, lavender beds and pergola. Beyond the Stables and overlooking



the Little Clanfield Brook, a tranquil decked area has a pond and Iris beds. A Potager can be found to the west with further formal gardens and an orchard situated adjacent to the house on the north side.

The former paddocks, now parkland, lie predominantly to the north of the property. A public footpath crosses the southernmost paddock and runs down the drive, with a short connecting path going east to the boundary at a bend in the drive.

Situation and Amenities

Mileages. Burford 8 miles, Faringdon 4 miles, Witney 8 miles, Lechlade 6 miles, Bampton 2 miles, Oxford 21 miles, Swindon 17 miles (main line station to London Paddington), Didcot 24 miles, Charlbury 15 miles (all mileages approximate)

Clanfield is well located for access to the major commercial centres of Swindon, Cheltenham, Birmingham, Banbury and the wonderful historic University City of Oxford. Communications are excellent both by road and rail with trains to London Paddington taking about 90 minutes from Charlbury or 50 minutes from Didcot. The road network is good with access for the M40 at Oxford and Banbury to London and Birmingham respectively or via Cheltenham to the M5 to the South West and the M4 at Swindon to the South. Heathrow airport is 64 miles away.

Clanfield is a small village largely made up of period Cotswold stone houses and cottages. There is a fine 14th Century Church, 2 good public houses, one of which is a hotel with a restaurant, a respected primary school and a village shop with a post office and tea room for day-to-day basic needs. Clanfield village has a strong and thriving, friendly and active community of all ages. More information can be found online at www.carterinstituteclanfield.co.uk

The village lies in the upper reaches of the Thames Valley to the east of Lechlade and to the north of the river itself. The village is surrounded by open West Oxfordshire countryside with a network of bridle paths and footpaths. There is an excellent range of schools, both state and private, within driving distance. There is a toddlers and pre-school group situated within the grounds of Clanfield Primary School.

Sporting and leisure facilities in the area include Golf at Burford, Carswell and Witney. Racing at Newbury, Warwick, Stratford-upon-Avon and Cheltenham. Water Sports at the Cotswold Water Park.





Nearby, Witney has a variety of supermarkets and sports centres, as does Carterton. Lechlade, Bampton and Faringdon also provide a range of local day-to-day shopping facilities whilst Oxford is the main shopping and cultural centre for the area. Swindon and Cirencester are both within reasonable driving distance. There are cinemas in Witney, Oxford and Swindon with theatres at Stratford upon Avon and Oxford with Restaurants in Witney, Burford, Oxford and the surrounding villages

SERVICES

Private water and drainage. Mains electricity. Oil fired central heating. Telephone and Broadband (subject to BT regulations). (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, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

LOCAL AUTHORITY

West Oxfordshire District Council, Wood Green, Witney, Oxfordshire OX28 4AU T (01993) 702941 www.westoxon.gov.uk

TAX BAND Band F

POSTCODE OX18 2RX

Viewing

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888.

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Directions

From Burford take the A361 towards Lechlade. After the Cotswold Wildlife Park, take the first left hand turn signposted Kencot and continue on this road to a crossroads. Turn left at the junction towards Alvescot and continue to the next junction. Turn right and proceed through Alvescot remaining on this road past the village of Black Bourton until you reach Clanfield. Continue on the same road and past the Plough and the shop until you reach a small lane on the right, Mill Lane. Turn right into Mill Lane and continue to its very end which includes a sharp left hand bend. At the end of the lane, continue straight ahead and bear left onto the driveway on The Manor which is clearly marked. Follow the drive to the house.

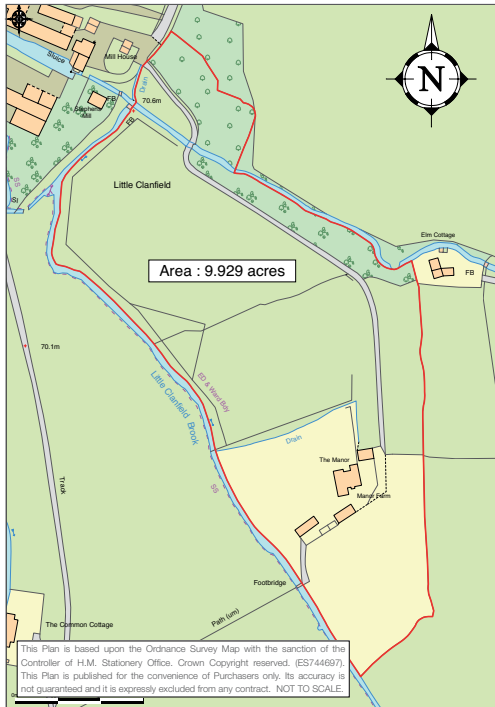
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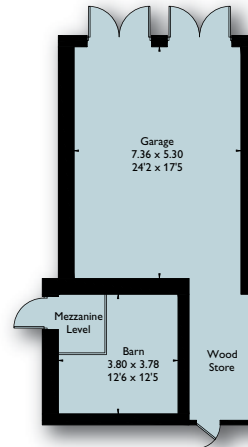


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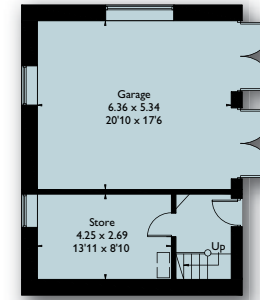
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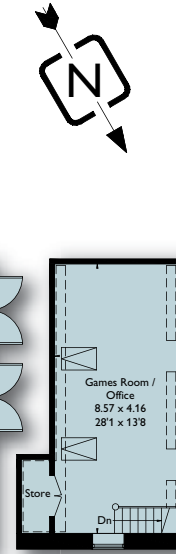
Approximate Gross Internal Area = 418.7 sq m / 4507 sq ft
 Outbuilding = 207.9 sq m / 2238 sq ft
 (Including Garage / Excluding Wood Store)
 Total = 626.6 sq m / 6745 sq ft



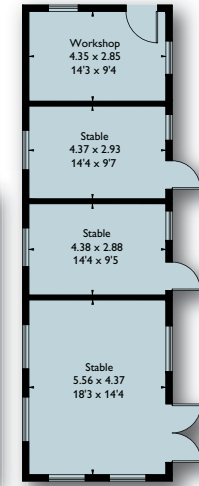
Outbuilding - Ground Floor



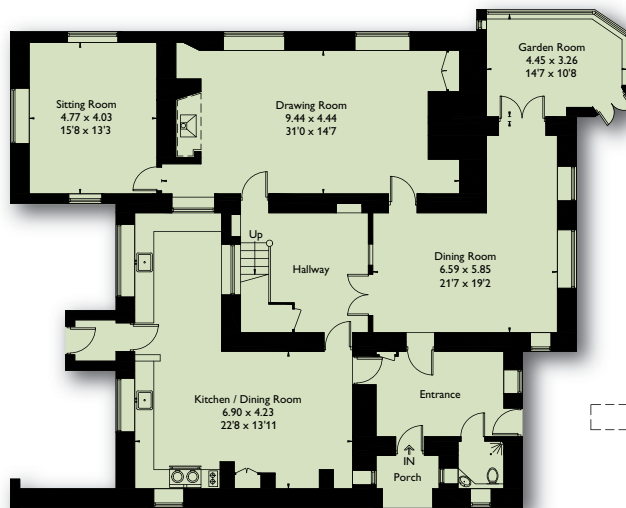
Outbuilding - Ground Floor



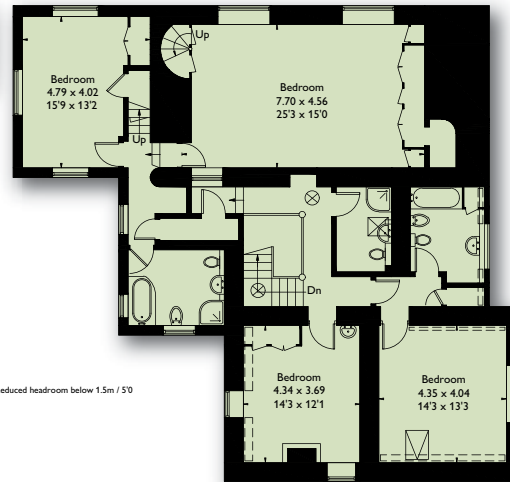
Outbuilding - First Floor



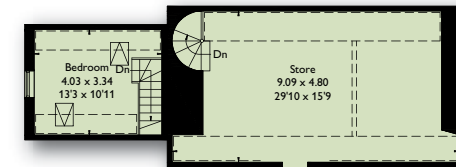
Outbuilding - Ground Floor



Ground Floor



First Floor



Second Floor

⬜ = Reduced headroom below 1.5m / 5'0"

FLOORPLANZ © 2017 0203 9056099 Ref: 183156

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.

