

BLETCHINGDON PARK

BLETCHINGDON • OXFORDSHIRE





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A classic Georgian house in a perfect parkland setting



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Reception hall • Library/study • Drawing room • Sitting room • Saloon • Dining room • Kitchen
Cloakroom • Staircase hall

Master bedroom suite with dressing room and en suite bathroom
4 further bedroom suites with en suite bathrooms • Further guest bedroom and family bathroom
Second floor bedroom with en suite bathroom • 2 further second floor bedrooms and bathroom • 2 staff flats

Garden floor with garden room • Playroom/billiard room • Gym with spa pool and sauna
Changing rooms with showers • Domestic offices including laundry and cleaner's room • Wine cellar and stores
Boiler and plant rooms

2 bedroom lodge cottage • 3 bedroom cottage • Walled garden with summer house and tennis court
Arable land and paddocks • Parkland, woodland, lakes, outdoor swimming pool, estate yard

In all about 126.69 acres





History

Bletchington is an ancient Manor which, at the time of the Domesday Survey in 1086, belonged to Robert D'Oilly. A previous house, which stood on the site of the current building, played an important part in the Civil War and was fortified for the King, considered to be one of the out-lying defences of Oxford. The house was fortified by the supporters of King Charles I and was attacked in 1645 by Cromwell's forces, after his success at Islip Bridge had driven the fugitives there.

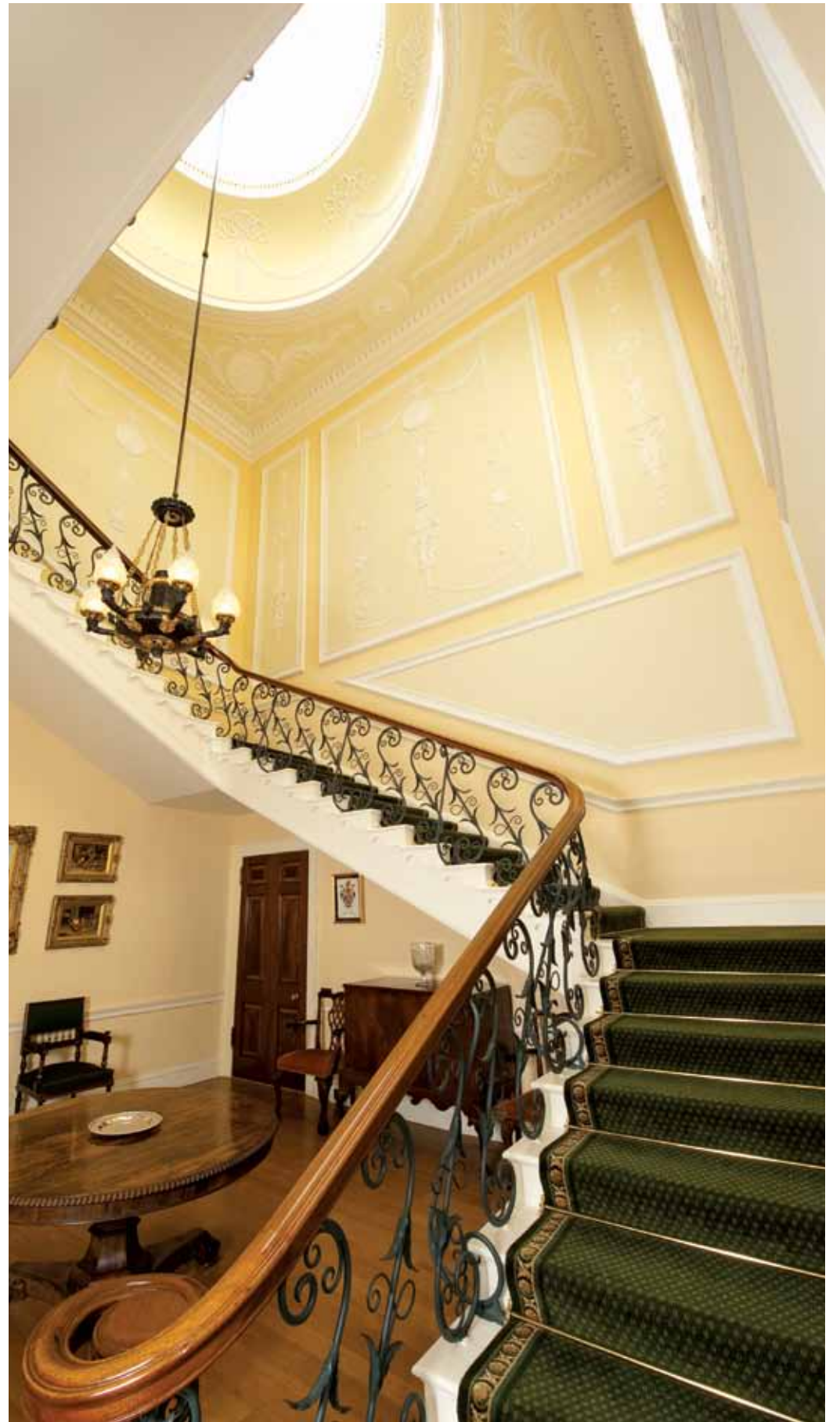
The house standing today is a magnificent Grade II* Listed Palladian villa, based upon an earlier house, which was virtually re-built in 1782 by the distinguished architect James Lewis, for Lord Valentia. His family owned the estate until the middle of the 20th century when the estate was then bought by Lord Astor, and then Lord Rotherwick. The current owner bought the house in 1993. The house has been completely refurbished throughout, using the well known builders Symm.

There have been relatively few owners of the Manor since Robert D'Oilly at the time of the Domesday Survey, including the Damory Family (210 years). Roger Damory married Elizabeth de Burgh, King Edward II's niece. The Poure family occupied the house for 260 years and the Coghill family for 100 years. Sir Thomas Coghill was High Sherriff of Oxford and Faith Coghill married Sir Christopher Wren. They lived in the manor house, holding the Lordship of the Manor until 1716 when John Coghill conveyed the estate to Lord Valentia.











Bletchington Park

The house is constructed of limestone ashlar with a welsh slate mansard roof and moulded stone chimney ashlar stacks. It was constructed in the mid Georgian style and has a semicircular flight of steps to the pedimented portico with Corinthian columns and wrought iron railings.

The accommodation is well laid out with all the reception rooms flowing gracefully around the property. The principal rooms are of a classic grand proportion with high ceilings and the key features include stone flagged and oak boarded floors, extensive decorative dentilled cornicing, architraves and panelled doors throughout. There is a range of intricately detailed fireplaces with the hall fireplace having an Olympian plasterwork scene above it. The library/study has a fine Adam style fireplace with urns, fitted bookshelves and an outlook over the driveway. The drawing room has a similar fireplace to the library/study, along with panelled walls and a frieze with scrolled laurel and wreath decoration. The Adam style plasterwork ceiling has garlands and fans, and this decoration continues through into the sitting room.









The saloon, to the rear of the house, has three sets of glass doors opening out onto the rear portico, with steps down to the gardens. The dining room has three large sash windows with a balcony offering far reaching views to the north east, across the gardens and grounds, marble pillars and panelled walls along with a late 18th century grate on the fireplace. To the rear of the dining room is the fully fitted kitchen. The staircase hall has a cantilevered staircase with 20th century scroll wrought iron balustrade and Adam style plasterwork to the walls and ceilings and a light dome above.

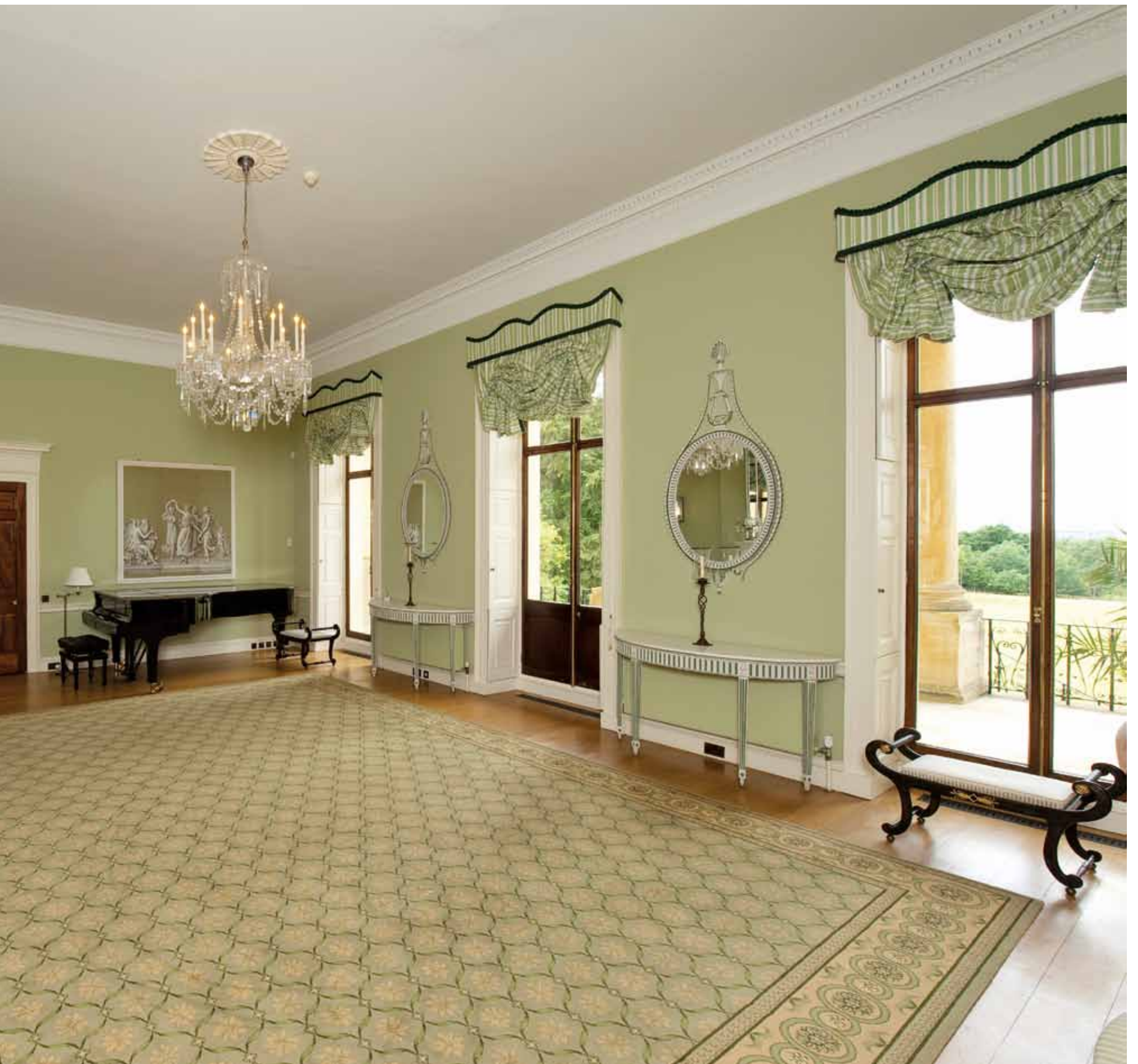
The garden floor offers further reception space with the garden room, used as an entertainment room having doors leading onto the paved garden terrace, playroom/billiard room, fitness room with spa pool, sauna, changing rooms and showers.

There are also private office rooms, a wine cellar and further domestic offices as well as boiler and plant rooms.

There is extensive bedroom accommodation on the first floor, with the master bedroom suite comprising a dressing room and large en suite bathroom. A door also connects through to a second suite with en suite bathroom and bedroom. There are three more bedroom suites on this floor, a further bedroom and separate family bathroom.

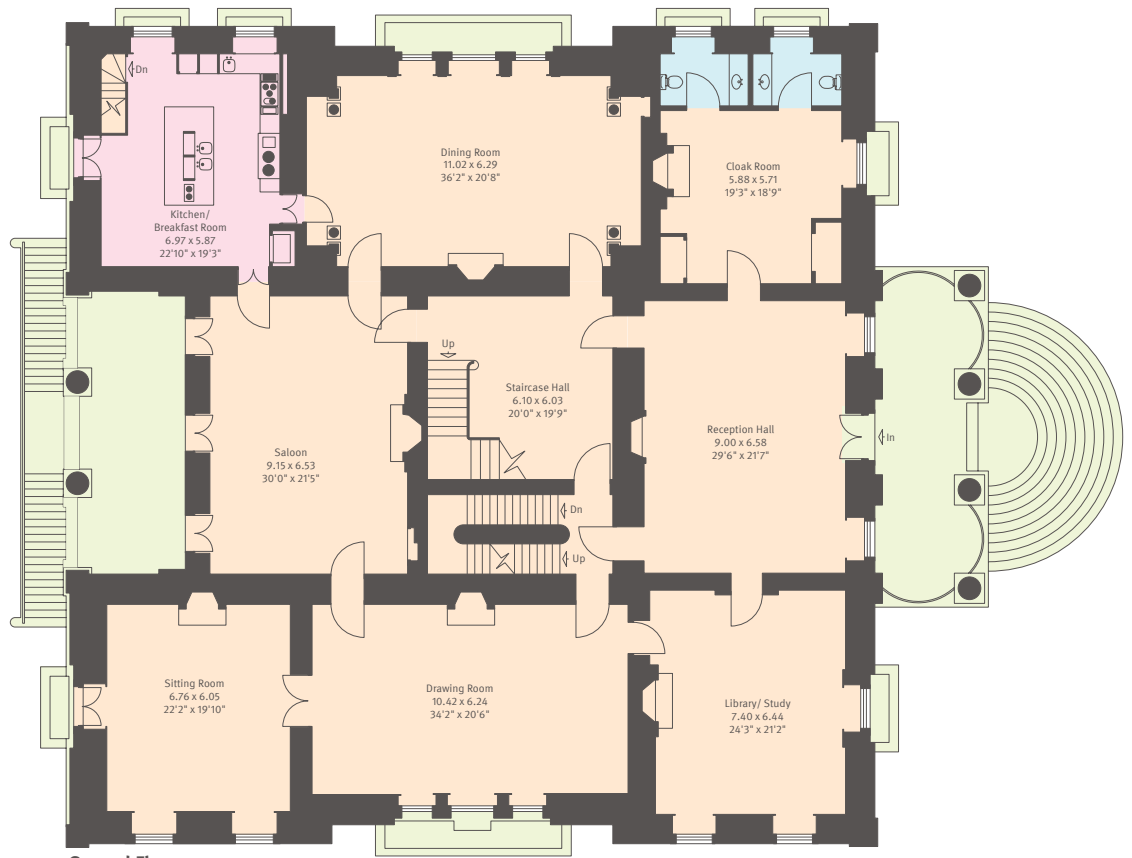
On the second floor, further bedroom accommodation provides a bedroom with an en suite bathroom, two further bedrooms and a separate bathroom. This floor also comprises two staff flats, one with three bedrooms and the other with one bedroom. These flats can be self contained and comprise their own separate kitchens.











Ground Floor



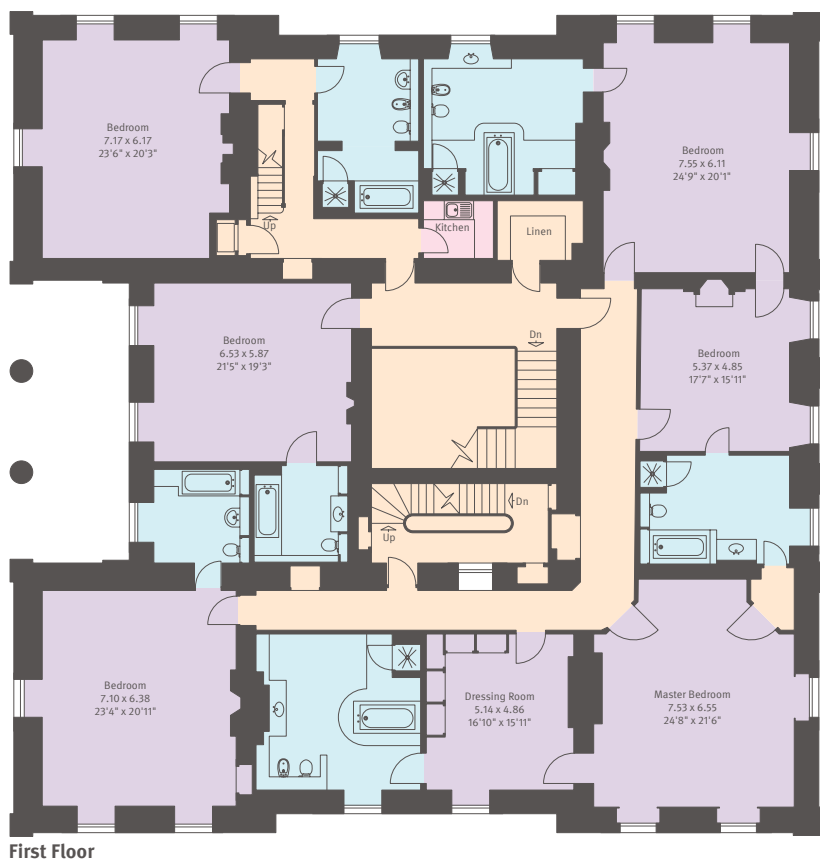
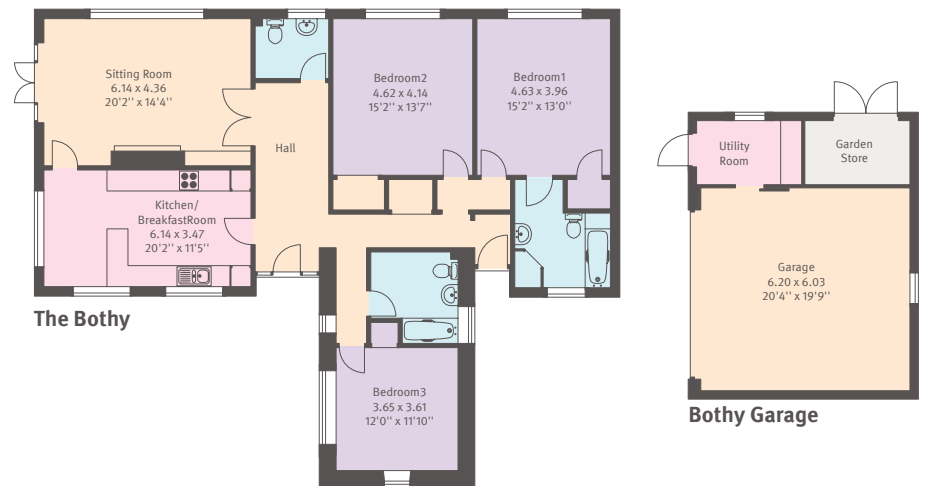
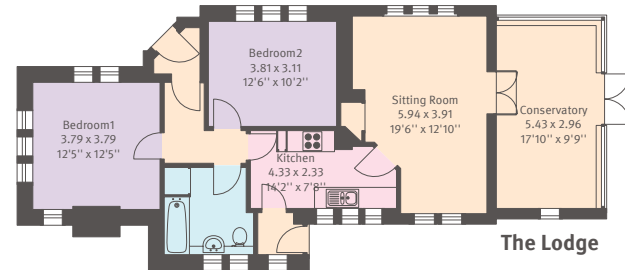
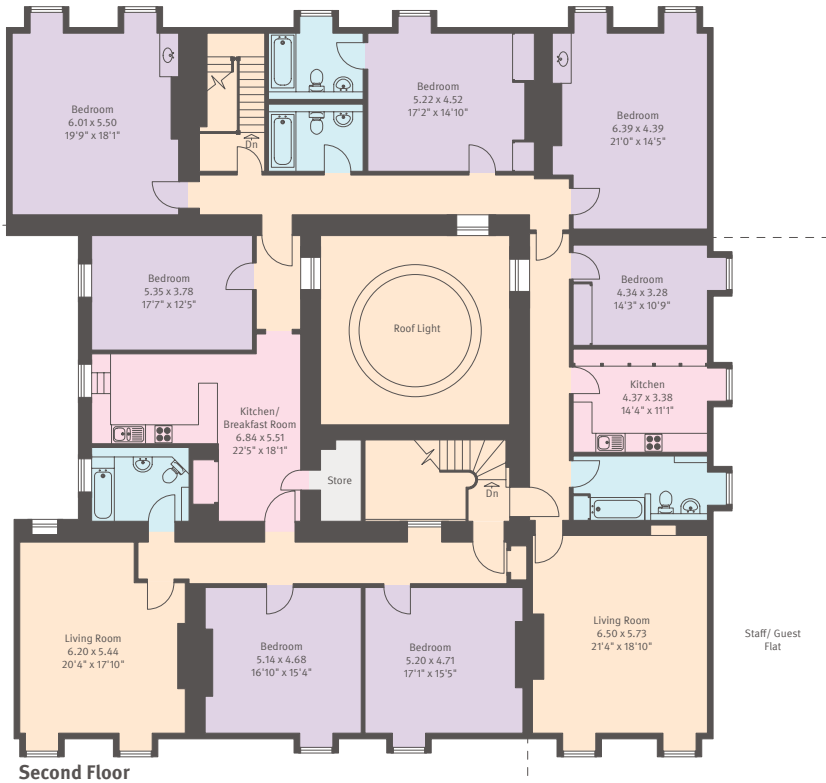
Lower Ground Floor



- Reception
- Kitchen/Utility
- Bedroom
- Bathroom
- Recreation
- Storage

Approximate Gross Internal Area:

| | |
|---------------|-----------------------------|
| House: | 2286 sq.mts. / 24607 sq.ft. |
| The Bothy: | 152 sq.mts. / 1636 sq.ft. |
| Bothy Garage: | 51 sq.mts. / 549 sq.ft. |
| The Lodge: | 92 sq.mts. / 990 sq.ft. |



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Gardens and Grounds

Few houses enjoy such a spectacular setting as Bletchingdon Park - a sweeping drive approaches the house through parkland which leads up to a gravelled turning area to the front and parking to the side. Vistas over large areas of immaculate lawns include far reaching views to the Chilterns beyond. The garden is planted with a variety of trees, including beech, oak, chestnut, large pines and wellingtonia. The immediate formal gardens at Bletchingdon Park include par terre box hedge gardens with gravel paths to the rear of the property and stone balustrading with wide steps down to lawns. From the side of the house, also accessed directly from the garden floor, is a paved south west facing terrace.

A ha-ha sweeps around the principal part of the grounds, allowing uninterrupted views across the parkland. Within the house grounds is an outdoor swimming pool and on the edge of the woodlands is a stone built circular pump house with conical thatched roof, as well as an Ice House, both built in the early 19th century. Slightly further afield from the house is an Ice Well, also believed to date from the early 19th century with its domed roof and stone steps leading down to the water level.

There is also a walled garden which is accessed from the walkway from the village to the church and provides lawned areas, par terre gardens, summer house (with electricity and water), former swimming pool now used as a fish pond, and a hard tennis court.

The parkland is interspersed with mature trees and to the north of this parkland is a lake, with fountain, which is one of a string of pools, two of which are within the woodland adjoining. The park and house are well protected by areas of mixed woodland with walks and glades throughout.

To the south east of the house is a post and rail grass paddock, adjacent to the estate yard which has a small agricultural building, used for storing machinery.







Oxfordshire

Bletchington Park is situated on the edge of the sought after village of Bletchington, in a prime Oxfordshire location. There is a village green in the centre of the village with a primary school and public house to either side. Bletchington Park has its own gates to the village church from its grounds.

The estate is well located for excellent communications, with the A34 providing access to the M40 (giving access to London and Birmingham), A40, Oxford and Newbury. Trains from Bicester provide a fast rail service into London Marylebone taking around 57 minutes. Heathrow and Birmingham airports are within easy reach and private planes can be landed at nearby Oxford airport.

The area is renowned for its schooling, with Oxford schools including Headington, St Edwards and The Dragon School. Others in the area include Stowe, Tudor Hall, Bloxham, Cothill and Radley College.

Bletchington Park is surrounded by recreational and sporting opportunities, with footpaths and bridleways providing excellent walking and horse riding, golf at Kirtlington, racing at Newbury and Towcester, and hunting with the Bicester with Whaddon Chase.

- Woodstock 5 miles
 - Central London 68 miles
 - Bicester 7.5 miles (London Marylebone 57 minutes)
 - Oxford 8.5 miles
- (Distances and time approximate)



Services

Bletchington Park, The Lodge and The Bothy all have mains gas, electricity, water and private drainage.

Local Authority

Cherwell District Council Tel: 01295 227 001

Planning and Listing

The property is sold subject to any development plans, tree preservation orders, monument orders, town planning schedules or resolutions which may be or may come into force. Bletchington Park is Grade II* Listed, whilst the Pump House, Ice House and Ice Well are Grade II Listed.

Fixtures and Fittings

All such items regarded as fixtures and fittings are excluded from the sale. These include curtains, light fittings, garden statuary and ornaments, machinery and equipment, although some may be available to a buyer by separate negotiation.

Easements, Wayleaves and Rights of Way

The property is offered for sale subject to and with the benefits of any rights of way, either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are public footpaths which cross the estate. For more information contact the sellers' agents.

Viewings

Viewings are strictly by appointment through the vendor's agents, Knight Frank LLP.

Directions (Post code: OX5 3DW)

From the M40, Junction 9, proceed along the A34 signposted to Oxford and Newbury. After around 2.5 miles, take the exit signposted B4027 and proceed towards Bletchington. On entering the village you will come to the triangular village green on the right hand side, immediately after which you will see The Lodge and entrance drive to Bletchington Park.



Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

Particulars dated: October 2011.

Photographs dated: October 2011.

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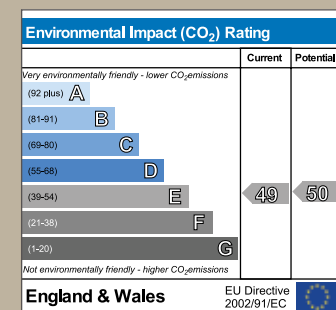
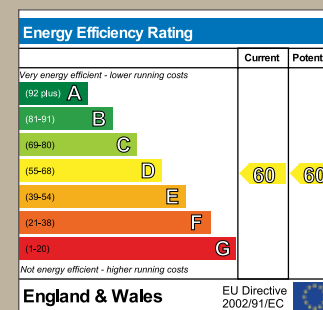
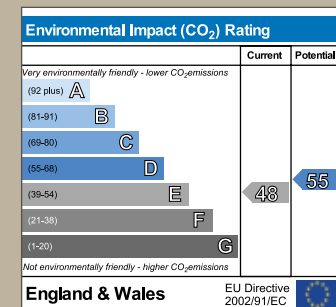
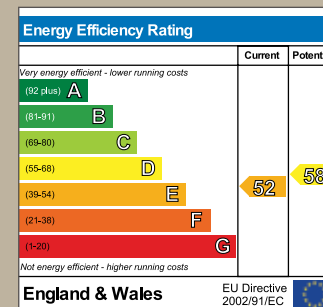
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Bletchington Park House

The Lodge

The Bothy
