

FAWLER MANOR

FAWLER • OXFORDSHIRE





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Charlbury 2 miles, Woodstock 6 miles, Chipping Norton 6 miles, Oxford 12 miles, Oxford Parkway 12 miles, Banbury 18 miles
(Charlbury to London Paddington 80 minutes, Oxford Parkway to London Marylebone 56 minutes, M40 (J9) 14 miles).
(All distances and times are approximate)

An exceptional Grade II Listed Manor House with a 4-bedroom barn conversion
and just under 18.5 acres adjoining the River Evenlode.

THE MANOR

Dining hall • Drawing room • Kitchen / Breakfast room • Sitting room • Utility / Boot room • Cloakroom
6 double bedrooms • 2 family bathrooms • Shower room • 2 attic rooms

THE OLD STABLES

Entrance Hall • Kitchen / Dining room • Sitting room • Utility room
Study • 4 bedrooms with en-suites

OUTSIDE

Large mature gardens • Large parking area • Stables and storage buildings
Paddocks • River frontage • About 18.5 acres in all

For sale as a whole or in Lots

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DESCRIPTION

Fawler Manor is a substantial Grade II Listed Manor house situated in the heart of the hamlet of Fawler, close to Charlbury. Having served as a much-loved family home for over 25 years, it has enormous character and charm and now offers a new owner an opportunity to update and remodel the interiors to their own specification, subject to any necessary consents.

Constructed of local stone, the Manor is believed to date back to the mid-17th Century with later extensions and once formed part of the nearby Blenheim Estate. The generous accommodation, suited to both formal entertaining and more relaxed family living, is arranged over three principle floors with lovely reception rooms and spacious bedrooms all with period features and good ceiling heights throughout.

Within the grounds of the Manor there are a range of red brick buildings, part of which have now been converted to create a well thought out, 4-bedroom property known as The Old Stables. With a private garden overlooking the fields leading down to the river it has been let out very successfully in recent years and could also house a dependant relative.

Adjoining The Old Stables is a stable yard comprising 3 loose boxes, a tack room, garages and storage buildings.





Adjacent to the mature gardens to the rear of the manor is a paddock extending to approximately 3 acres known as 'North Field'. A further 14.5 acres lie to the south across the village lane. The land is split into 4 principal fields all of which are down to permanent pasture. The largest field, separated by the railway line is called 'Home Meadow' and is accessed via an attractive Brunel Bridge and runs down the picturesque River Evenlode.

SITUATION & AMENITIES

Fawler, which has a thriving community, sits within the Cotswold Area of Outstanding Natural Beauty and is surrounded by beautiful countryside. The historic Blenheim and Cornbury estates are close by and the network of footpaths and bridleways offer some beautiful walks and riding. The well regarded Plough at Finstock is an easy walk through the fields and across the river Evenlode, and the award winning pub, The Bull is in Charlbury.

The market towns of Charlbury, Woodstock and Witney are all within a short drive and offer a wide range of everyday facilities, while Oxford and Cheltenham are also within easy reach. The area has incredibly good rail links, both Oxford Parkway and Charlbury have very regular services into Paddington and Marylebone.



There are some excellent schools locally with well-regarded primary schools in Charlbury, Finstock and Stonesfield, and secondary schools both private and state in Oxford, Woodstock, Witney and Banbury including Tudor Hall, The Dragon School, Cothill, Oxford High, Summerfields, St Edwards and Radley. The line from Charlbury to Windsor gives easy access to Eton College.

The popular Soho Farmhouse at Great Tew, and Daylesford Organic Farm Shop at Kingham are both within a short drive. Heythrop Park also offers a superb gym and swimming facilities (8 miles). Fawler sits within the heart of Heythrop hunt country.

ACCOMMODATION

THE MANOR

From the stone entrance porch, the front door opens into the **Dining Hall** with a pair of French doors opening up onto the stone terrace and garden with views out to the paddock beyond. Door leads through to the **Drawing Room** which is a great room for entertaining with windows overlooking the front and rear garden, large bay window and open fireplace. The **Sitting Room** is a more intimate reception room which has double aspect windows, original recessed cupboards and shelving and an open fireplace.

Kitchen / Breakfast Room with fitted Smallbone units surrounding a 4 oven Aga. The breakfast area has a pair of French doors which open up to the garden. A well fitted out and practical **Utility / Boot Room** with a separate access into the garden, storage cupboards and **Cloakroom**.

A wide flight of stairs lead up to the first floor with four large **Double Bedrooms**, **Shower Room** and **Family Bathroom**. All rooms have far reaching views over the gardens and fields beyond.

A second staircase leads up to the second floor with two large **Double Bedrooms** and **Family Bathroom**. A further flight of stairs take you up to the third floor with two **Attic Rooms** which could be turned into a further bedroom suite if required.





THE OLD STABLES

The wooden front door leads into the **Entrance Hall**. Door through to **Study**. **Sitting Room** with vaulted ceiling, windows overlooking the garden and open fireplace. **Kitchen / Dining Room** with fitted units, range cooker and large window looking down over the paddocks. Fully fitted **Utility Room** and **Boot Room** with separate access. Two **Double Bedrooms** both with fitted wardrobes and one with an adjoining **Family Bathroom** and one with an en-suite **Shower Room**.

Stairs lead up to the light an airy first floor landing. Two further **Double Bedrooms** and one with en-suite **Bathroom** and one with en-suite **Shower Room**.



The Old Stables



The Old Stables



The Old Stables



GARDENS AND GROUNDS

Fawler Manor is fronted by a large gravelled parking area sheltered by two imposing beech trees, with a front garden, bordered by stone walling. The mature trees and shrubs give a real sense of privacy.

The spacious rear garden leads away from the terrace at the rear of the Manor and is split into different levels around a sweeping central lawn used for croquet. The mature trees, a line of variegated maples and established borders give the garden a sheltered feel whilst making the most of the views out over North Field and the countryside beyond.

The paddocks are well stock fenced and have two useful road accesses. The land is currently let on a Farm Business Tenancy (FBT) which is renewable in January of each year if required. The land is currently used for the grazing of livestock but would be ideal for the grazing of horses or a variety other amenity uses.

The River Evenlode borders the land to the south and creates a wonderfully picturesque setting for boating, swimming and fishing.



SERVICES

Mains water, gas electricity and drainage. Oil fired central heating and Aga.

RIGHTS OF WAY

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

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

POSTCODE

OX7 3AH

VIEWING

Please telephone Butler Sherborn

Sam Butler

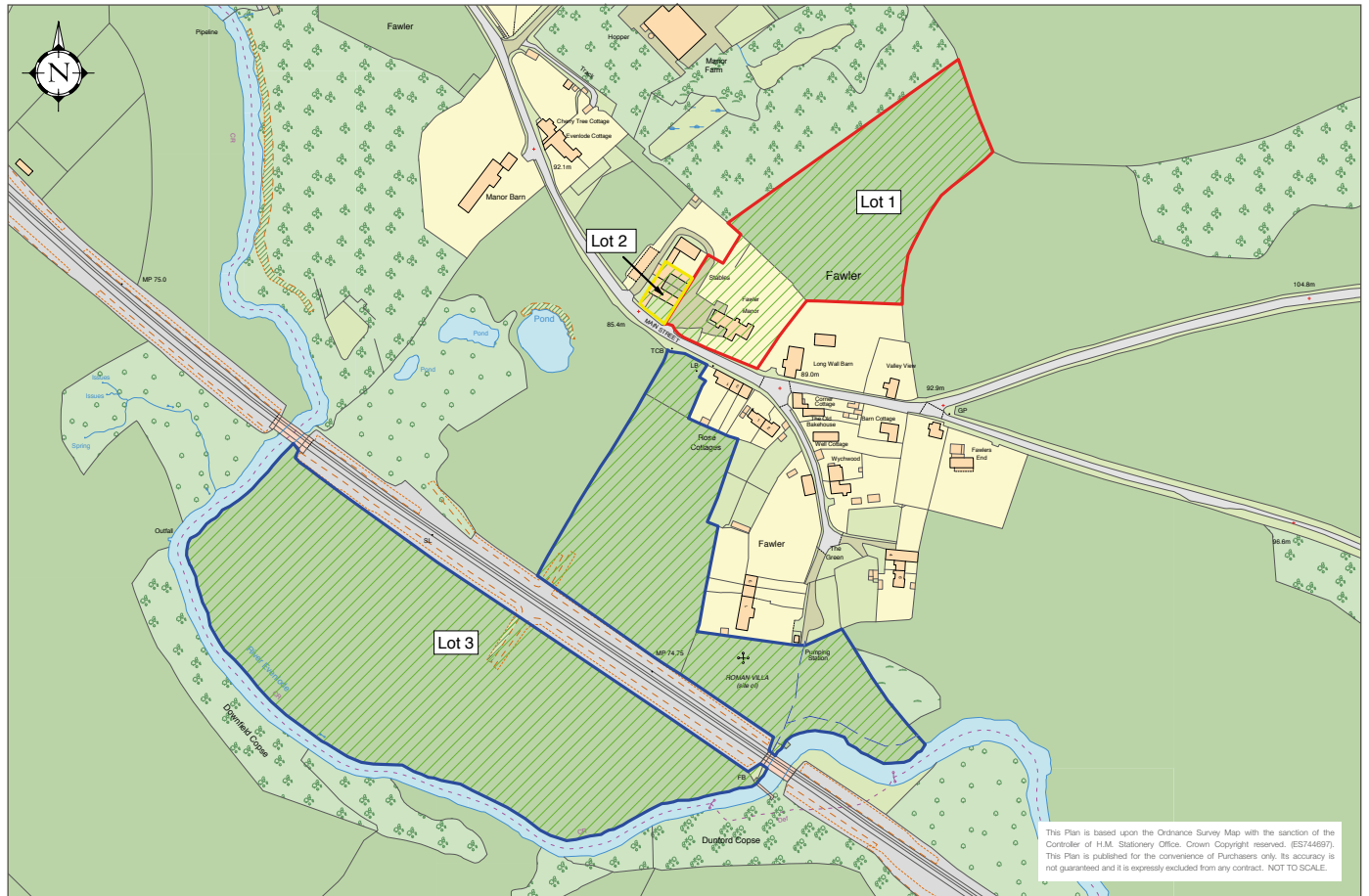
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DIRECTIONS

From Charlbury head south on the B4022 (Fawler Road signposted Finstock and Witney. After approximately a quarter of a mile take the left-hand fork signposted Fawler. On entering the village head down the slight hill and the entrance to Fawler Manor will be found on the right hand side opposite the red telephone box.

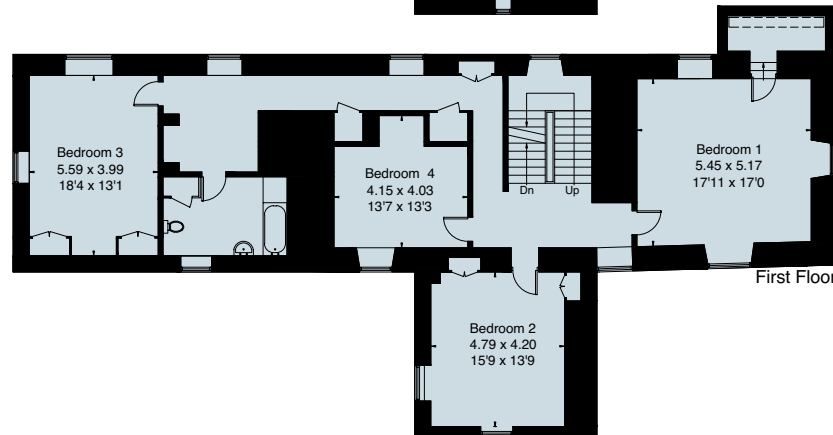
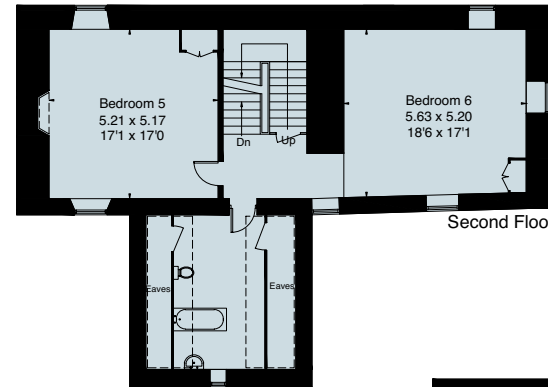
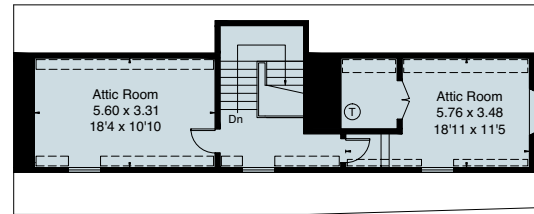
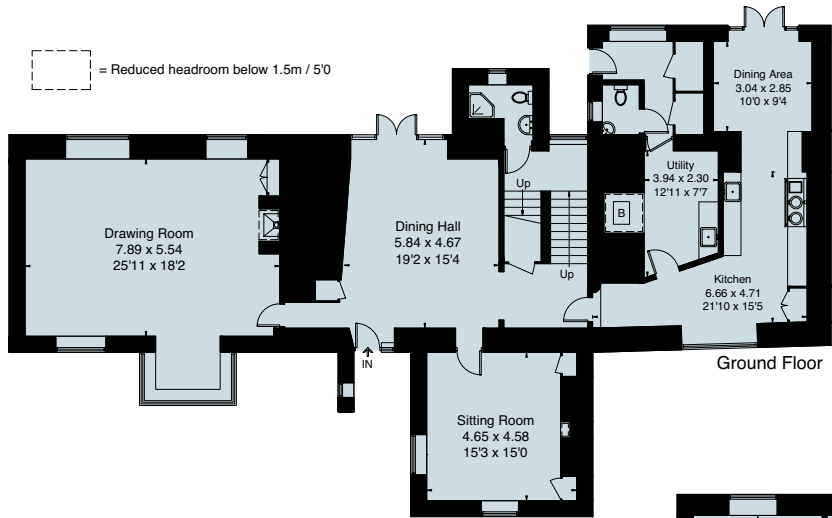


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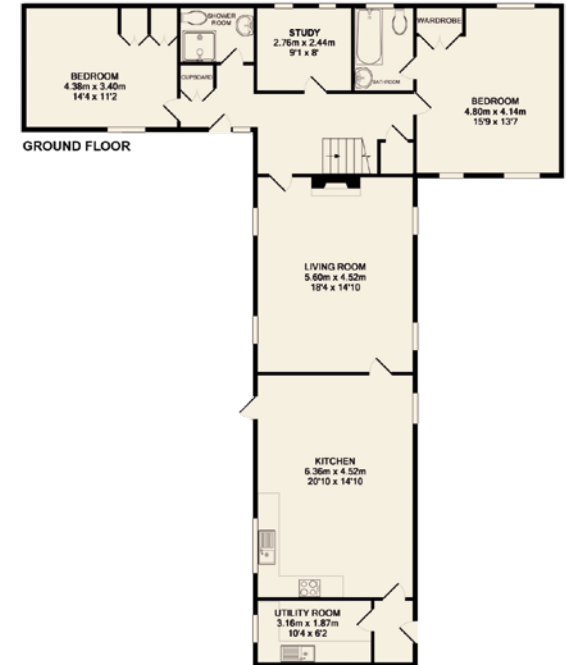
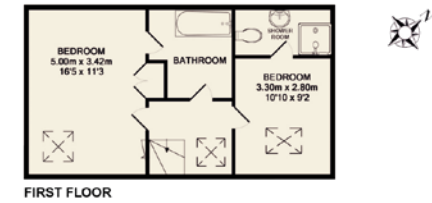
Gross Internal Area (approx excluding The Old Stables & Outbuildings)

499.5 sq m / 5376 sq ft (Excluding Eaves)

For identification only. Not to scale.



THE OLD STABLES



The Old Stables – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DISCLAIMER

1. 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. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: 2017 and August 2018. Particulars written: August 2018.



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