

Draycott Manor

Near Thame, Oxfordshire







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Thame 5 miles, Haddenham and Thame Parkway 6.5 miles (Trains to London Marylebone taking around 40 minutes)
Oxford 10 miles, Central London 45 miles
(All mileages and time are approximate)

A substantial family house with guest cottage,
party barn, swimming pool and tennis court
within 45 miles of London.

Accommodation

Main House

Entrance hall | Drawing room | Sitting room | Dining room | Kitchen / breakfast room | Study | Utility room | Boot room

Master bedroom suite | 4 further bedroom suites

Cottage

Kitchen / dining area | Drawing room | Study | 3 bedrooms | Bathroom | Guest cloakroom

Party barn

Large entertaining area | Kitchen | Shower room/changing rooms

Outside

4 Paddocks | 3 Stables | Barn | Swimming pool | Tennis court | Lawns | Terraces | Garaging | Range of outbuildings

In all about 13.9 acres

Knight Frank Oxford
274 Banbury Road, Summertown,
Oxford, Oxfordshire OX2 7DY
Tel: +44 1865 790 077
damian.gray@knightfrank.com



knightfrank.co.uk

Country Department
55 Baker Street
London, W1U 8AN
Tel: +44 20 7861 1114
edward.welton@knightfrank.com



Situation

Draycott Manor is about 5 miles to the west of Thame. This is the closest market town and provides extensive facilities including a sports centre, wide range of shops and supermarkets, restaurants and schools. Oxford is within easy reach, lying only around 10 miles away where there are more extensive shopping and recreational facilities.

Access to London is excellent with Junction 7 of the M40 being just over 2 miles away. The motorway network also provides an easy drive to Heathrow Airport. There are outstanding regular train services running from High Wycombe and Haddenham and Thame Parkway taking from 25 minutes and 40 minutes respectively.

The area is renowned for the quality of nearby state and private schools including Lord William's School at Thame, St Edwards, Headington, Magdalen College School, Oxford High, Summerfields,

Dragon School, Cothill, Stowe, Radley, and Tudor Hall, all of which are within striking distance. In High Wycombe there is The Royal Grammar and John Hamden Grammar for boys, Wycombe High, Godstowe, Wycombe Abbey and Pipers Corner for girls. Further out in Aylesbury there is Aylesbury Grammar School and High School, as well as Ashfold and Swanborne preparatory schools.

Leisure activities and sport in the area include golf at the famous Oxfordshire, along with Aylesbury Vale, Princess Risborough and Butler's Cross. Thame is the home of the annual Thame and Oxfordshire county show. Henley-on-Thames hosts the famous Royal Regatta. There is horse racing at Towcester, Newbury, Windsor and Ascot along with point-to-point racing at the nearby Kingston Blount. Motor racing is at Silverstone which is around 40 minutes to the north and there are summer season operas at nearby Garsington.





Draycott Manor

Draycott Manor is an impressive Grade II listed family house in an idyllic setting surrounded by its own land with views across adjoining countryside. Positioned within landscaped formal and lawned gardens the house is believed to have been built in the early C17th with C18th alterations. Whilst the house has been updated throughout by the current owner it retains many character features including two large open fireplaces, one with a wide Tudor arched bressemer beam with sunk spandrels and also some C17th panelled doors throughout the house.

The accommodation is well laid out with a number of reception rooms on the ground floor. It is entered via the reception hall with doors leading off to the sitting room and study as well as downstairs cloakroom. Beyond is the central dining room leading to the large drawing room. The large kitchen/breakfast room has a recent garden room addition and this space benefits from tremendous natural light. A door leads through to the utility room and boiler room as well as the backdoor to the rear parking.

On the first floor, as well as the master bedroom with its ensuite bathroom, there are four other bedroom suites all with ensuite bathrooms or shower rooms.

The layout of the accommodation can be found on the enclosed floorplans.





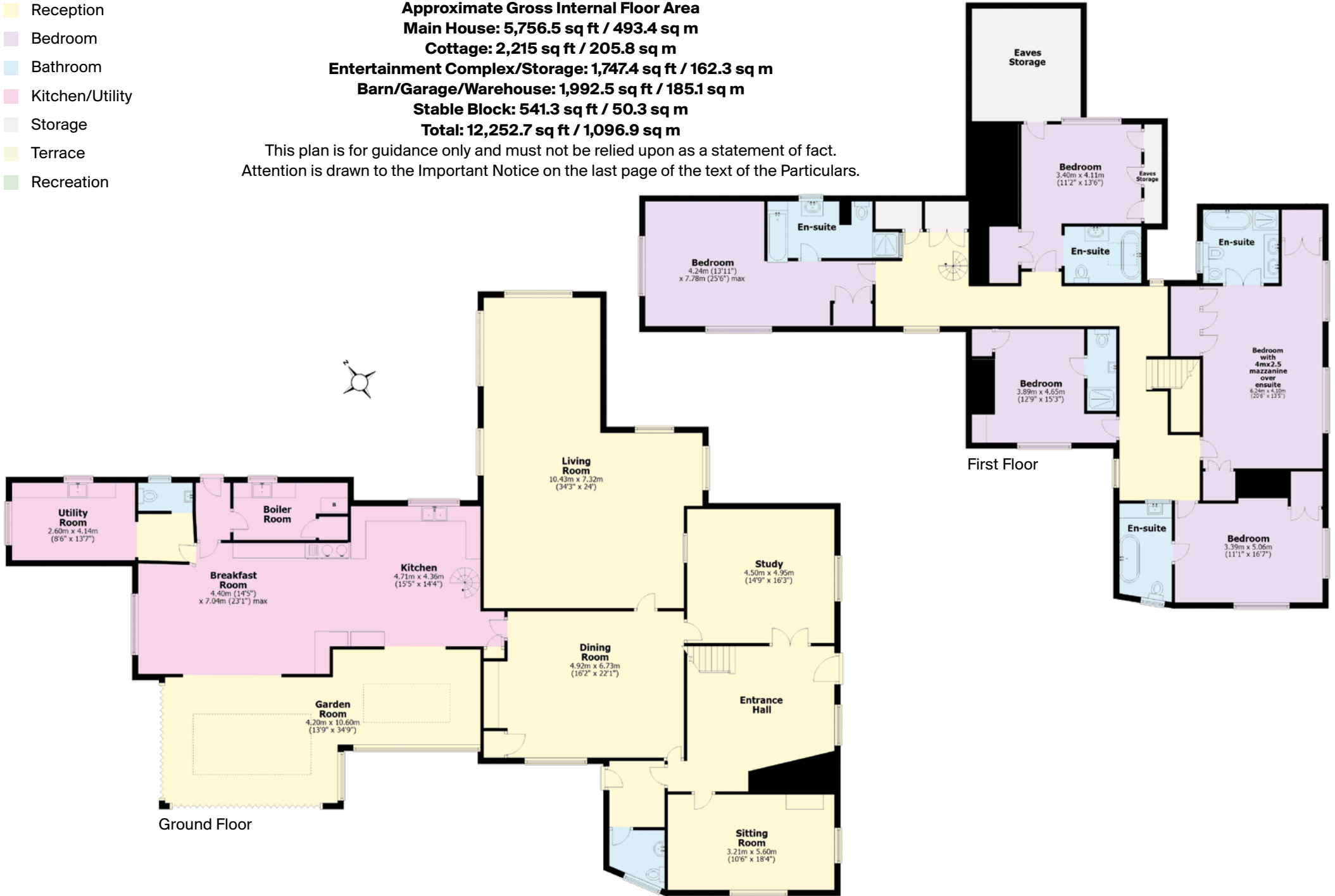


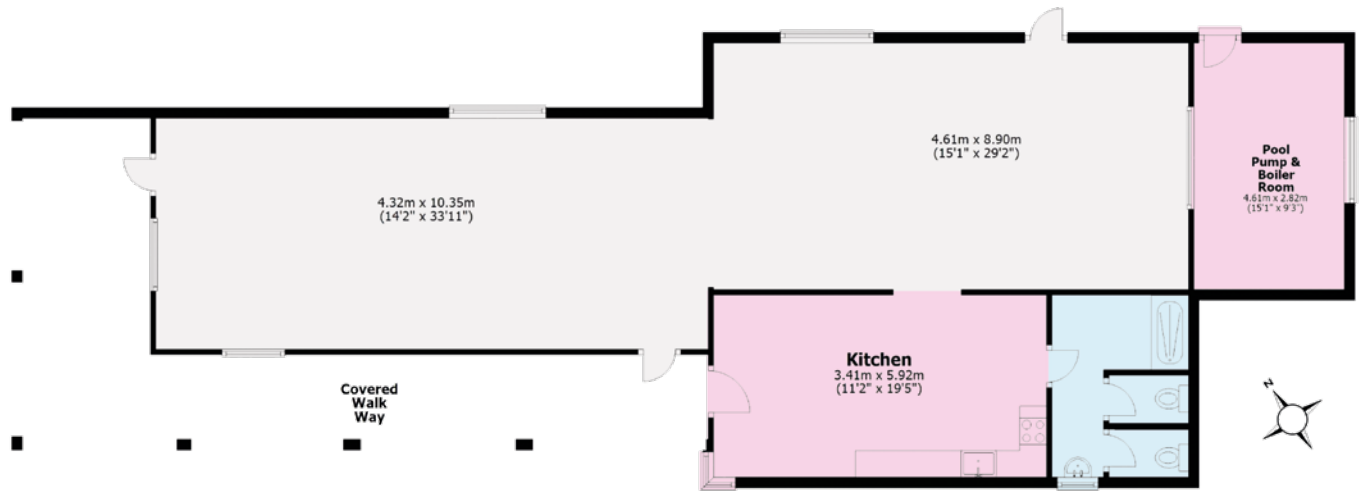


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

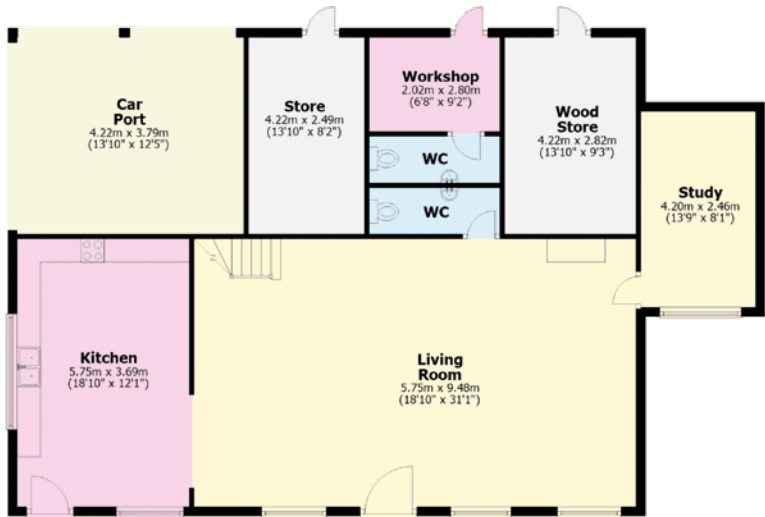
Approximate Gross Internal Floor Area
Main House: 5,756.5 sq ft / 493.4 sq m
Cottage: 2,215 sq ft / 205.8 sq m
Entertainment Complex/Storage: 1,747.4 sq ft / 162.3 sq m
Barn/Garage/Warehouse: 1,992.5 sq ft / 185.1 sq m
Stable Block: 541.3 sq ft / 50.3 sq m
Total: 12,252.7 sq ft / 1,096.9 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.





Storage/Entertainment Complex



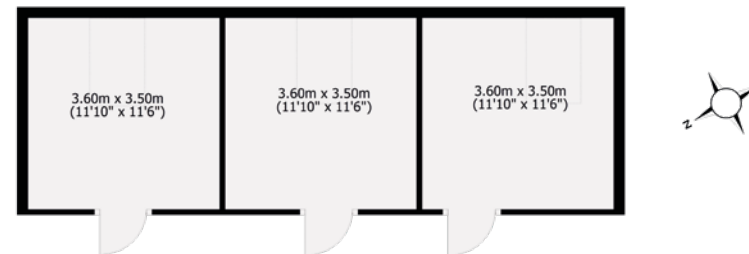
Cottage
Ground Floor



Barn/Garage/Warehouse



Cottage
First Floor



Stable Block



Draycott Manor Cottage



Draycott Manor Cottage

Draycott Manor Cottage

The guest cottage at Draycott Manor is finished to the same high standard as the principal house and comprises a large living room with kitchen as well as study and downstairs WC on the ground floor. Stairs lead up to the first floor with three good sized bedrooms and family bathroom.

Entertaining barn and outbuildings

As well as the cottage there is a separate entertainment barn comprising a large room ideal for parties or dining, a fully fitted kitchen as well as a shower with two separate WC's used as changing rooms for the swimming pool. To the rear of Draycott Manor Cottage there are two stores, a workshop and gardener's WC. Adjacent to the entertainment barn there is a stable block comprising three separate stables and a portal framed barn ideal for garaging, storage or with potential to develop, subject to obtaining the necessary planning consents.



Entertaining Barn

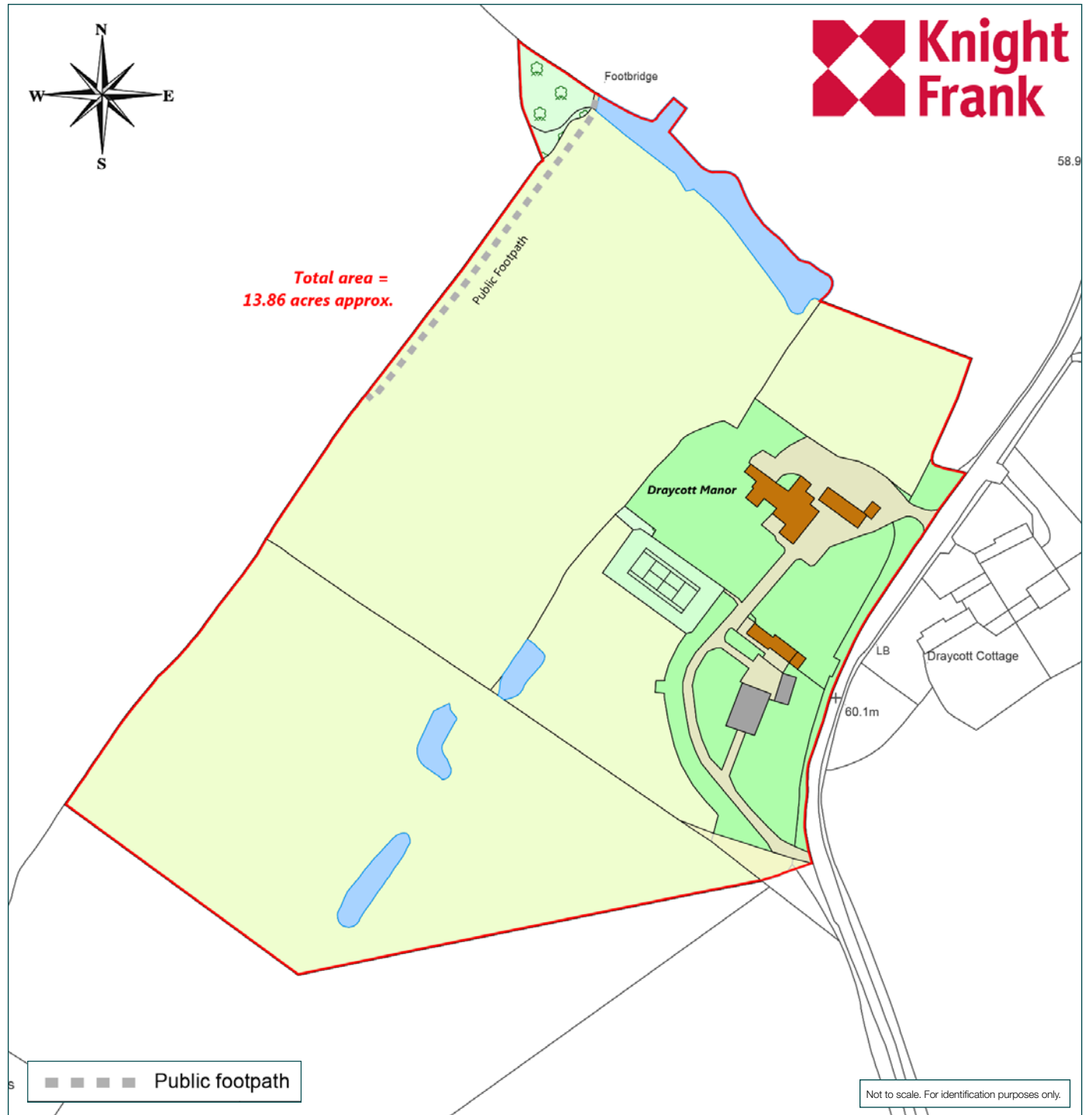


Entertaining Barn



Gardens and grounds

The gardens and grounds extend in total to around 13.9 acres and comprise formal gardens immediately surrounding the house with further lawned areas beyond. The sweeping principal drive is lined by an avenue of poplars and the house is approached, passing the outbuildings. The property can be accessed via three separate driveways and there is ample parking next to the house. Within the grounds there is an outdoor tennis court and post and rail paddocks, as well as an outdoor swimming pool adjacent to a separate lawned garden and paved terrace, ideal for al fresco dining.





Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

Services

Mains electricity, water and drainage. Oil-fired central heating.

Wayleaves, easements and rights of way

The property is sold subject to all such rights and restrictions contained in the register of title, whether they are specifically referred to or not. A footpath crosses the corner of the land, away from the house, as shown on the enclosed sale plan.

Local authority

South Oxfordshire District Council. Tel: 01235 422422

Directions (OX9 2LX)

From junction 7 of the M40 exit the motorway, turn right at the end of the slip road, cross back over the motorway and then turn left taking the A40 to the northwest, London Road. After about ½ mile turn right down Sandy Lane and proceed all the way into the village of Tiddington turning right onto the A418 and after 100 yards turn left on the Ickford Road signposted, to Ickford. Proceed for around about a mile along this lane, passing the left hand turn towards Waterstock and on entering the hamlet of Draycott, just as the road starts to bend to the left the wooden entrance gates to Draycott Manor will be found on the left hand side.

Viewings

Strictly by appointment only with the sole selling agents Knight Frank LLP.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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