



Old Marston Village



**Knight
Frank**



Court Place

A historic Grade II listed house with mature gardens in this private location.



Guide price: £2,250,000

Tenure: Available freehold

Local authority: Oxford City Council

Council tax band: G







The Property

The house occupies a delightfully secluded setting in the Conservation Area of Old Marston and is approached over a private drive with double wooden gates. The property sits in its own mature gardens and grounds of 0.84 acres and dates from the mid-fifteenth century.

It has considerable period detail throughout, with exposed timbers, beams, and open fireplaces. The front door opens onto a wide hallway, giving access to the main reception rooms. The spacious sitting and drawing rooms provide plenty of family and private space. These are complemented by the kitchen and adjacent dining room, which provide space for entertaining while giving an air of tranquillity. From the kitchen, a door leads directly onto the extensive rear garden, whilst the utility room gives side access to the drive, barns and garage.

The first floor has four double bedrooms, a bathroom, and a separate shower room. The gardens are well-screened from other properties, and there are several mature trees, including a fine Himalayan Magnolia, together with Yew and Ash trees. The garden is principally laid to lawn and is enclosed on all sides by the stone walls and fencing. At the side rear of the house is an open-fronted five-bay barn providing parking, a garage and a log store to one side. It may be possible to convert these to a dwelling subject to planning permission (granted in the past). From circa 1520 until the latter half of the last century, Brasenose College owned Court Place.





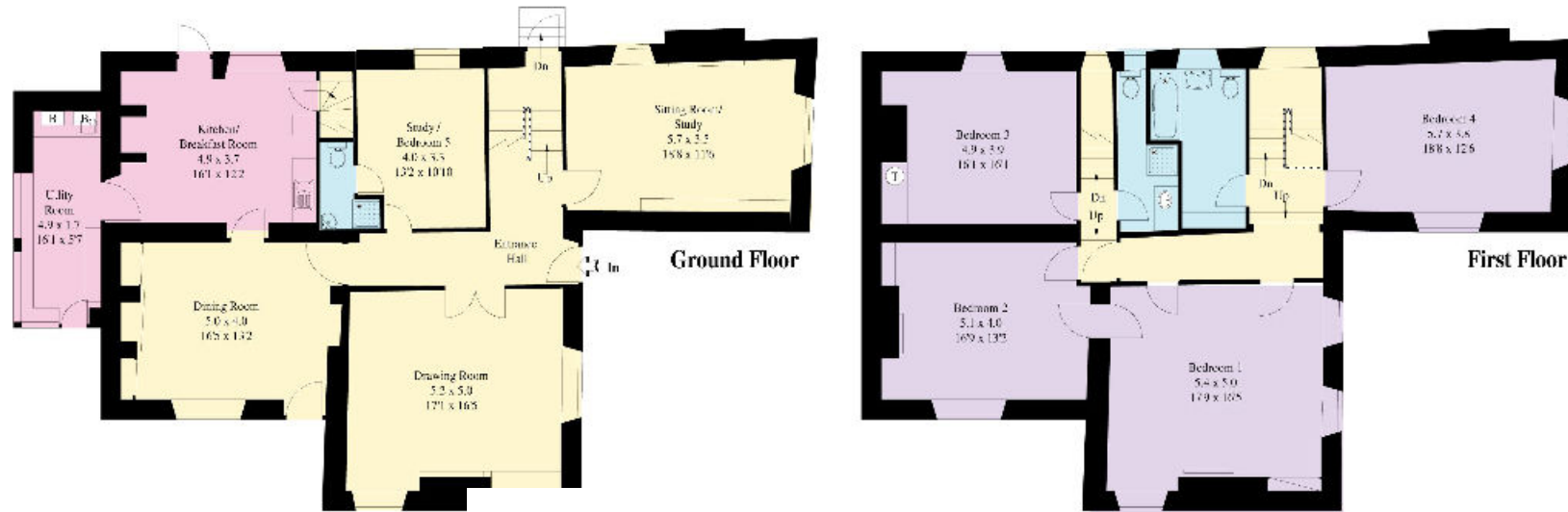


Location

Old Marston is an attractive village within the Oxford ring road which retains much of its rural character. St. Nicholas Primary School, the church of St. Nicholas, which dates in large part from the 13th Century, a playgroup and two pubs, including the Victoria Arms, are all within the village. The river meadows running down to the river and the Victoria Arms belong to the Oxford Preservation Trust, and there are many delightful walks.

The shopping and restaurant amenities of Summertown and the city centre are nearby, readily accessible by bus, cycle paths and footpaths. Within the city, there is a wide range of excellent state and independent schools for all ages, and the house is within the catchment of Cherwell School and convenient for the Swan School, Headington School, Rye St Anthony, Oxford High School, St Edward's, Dragon and Magdalen College School. Oxford sporting and leisure amenities include Nuffield Health Club and a selection of golf and tennis clubs. Oxford City centre 2 miles Oxford Parkway to London Marylebone 72 minutes Oxford to London Paddington by rail 52 minutes Haddenham Thame Parkway to London Marylebone by rail 40 minutes (All times and distances are approximate.) A regular bus service through the village serves the City centre and Station.

Gross Internal Area = 264 sq m / 2841 sq ft



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