



The Manor House, East Hendred, Oxfordshire



A former manor house with separate cottage in a most sought-after village.

Summary of accommodation

Main House

Reception hall | Drawing room | Sitting room | Family room
Conservatory/dining room | Kitchen with larder | Gym/study
Utility/boot room | Cloakroom | Two cellars

Principal bedroom with bathroom, guest bedroom with
shower room, 2 further bedrooms and family bathroom.
Second floor bedroom 5 with bathroom.

Cottage

Kitchen | Bedroom with shower and bath | Bedroom 2
Shower room

Garden and Grounds

South facing garden with raised beds and garage

In all about 0.47 acres

Distances

Wantage 4 miles, Abingdon 6 miles, Didcot (London
Paddington 45 minutes) 5 miles, Oxford 14 miles
Newbury 16 miles, M4 (J13) 17 miles
(All distances and times are approximate).



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Description

The Manor House is a most attractive Grade II listed village house dating from the mid-18th century with later additions.

The property has been extensively refurbished by the current owners, taking full advantage of the bright, impressive reception areas, whilst retaining many period features befitting of an important village house. Of note is the wonderful kitchen/breakfast/entertaining area, the formal drawing room with windows overlooking the garden and the large principal bedroom suite.

The owners have also created a very useful separate two bedroom guest cottage with it's own garden.

The gardens are walled, south facing, and have wonderful mature borders and raised beds. A terrace leads off the conservatory and hallway, providing the perfect space for outdoor entertaining.

The property is approached via a pair of wooden gates which lead to a gravel drive and turning circle providing ample parking.

Location

The Manor House is situated in a Conservation Area within the picturesque village of East Hendred, close to the Ridgeway.

This sought-after village lies at the foot of the Berkshire Downs in the historic Vale of the White Horse and sits within an Area of Outstanding Natural Beauty.

East Hendred has excellent facilities including two churches, two public houses and a village shop with post office. There is also a community centre, a bus service, a sports club and museum.

The property has excellent commuter links with trains from Didcot railway station to London Paddington from 37 minutes. The A34 provides easy access to Oxford and the M40 to the north, and Newbury and the M4 to the south. Junction 13 of the M4 is about 17 miles away.

The market town of Wantage provides good day to day facilities and the city of Oxford, about 14 miles, has extensive shopping facilities and exceptional recreational and cultural opportunities.







East Hendred itself has a pre-school and two well-regarded primary schools, one Roman Catholic and the other Church of England.

As well as good state schools there are excellent independent schools in the area including Cothill, Pinewood, St Hugh's and The Manor as well as Abingdon, Radley, St Edwards, St Helens and St Catherine's, Magdalen College and Oxford High.

Directions (OX12 8JR)

From Junction 13 of the M4 at Newbury, head north on the A34. After about 8 miles take the exit signposted for Chilton and A4185/A417. At the end of the slip road turn left and head north towards Wantage on the A4185. Pass Harwell Business Centre and after about 1.4 miles turn left at the roundabout signposted for Wantage and East Hendred (A417). On entering the village take the first left into White Road. Take the right hand turn into Orchard Lane.

Continue along, passing The Plough pub on the left hand side.

The Manor House is on the right as you turn right into Allin's Lane and the entrance gates lie to the rear of the property.

Property information

EPC: Main house - E, Annexe - E

Local authority: Vale of the White Horse District Council 01235 520202

Tenure: Freehold

Council Tax Band: G

Services: Mains water, gas, drainage and electricity.

Important Notice: Please be aware that under the Estate Agents Act 1979, you should be aware that a Partner/ Employee of Knight Frank is one of the owners of this property. Further information is available on request.

Viewing

Viewing by prior appointment only with the agents.



Approximate Gross Internal Floor Area

Total area = 495 sq m / 5,333 sq ft

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.



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 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). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2024. Photographs and videos dated May 2024.

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