The Deanery
Bampton, Oxfordshire
An elegant and important Grade II* listed house with 11th Century origins. Beautiful walled gardens with formal and informal grounds including stabling, paddocks and an outdoor school.

Entrance hall | Drawing room | Sitting room | Dining room | Games room | Studio | Garden room | Utility room

Master bedroom suite | 4 further bedrooms suites | Two further bedrooms and a bathroom

Garaging | Stabling | Tennis court | Ornate pond | Walled gardens | Manège

Informal grounds | Grazing land

In all about 9.34 acres

For Sale Freehold

The Deanery
Bampton, Oxfordshire

Witney 5 miles, Burford 8 miles, Oxford 16 miles,
Oxford Parkway (London Marylebone from 56 minutes) 16 miles,
Didcot Parkway (London Paddington from 42 minutes), London 70 miles
(all times and distances are approximate)

Oxford
274 Banbury Road
Oxford, OX2 7DY
Tel: 01865 264 851
damian.gray@knightfrank.com

Country Department
55 Baker Street
London, W1U 8AN
Tel: 020 7861 1707
peter.edwards@knightfrank.com

knightfrank.co.uk
Oxfordshire

Bampton is a most attractive village containing a wealth of beautiful Cotswold stone properties and is home to a number of everyday amenities including shops, a post office, doctor’s surgery and library to name a few. The surrounding villages of Alvescot, Clanfield, Kencot and Black Bourton contain good services, pretty churches and some excellent public houses.

Witney, Faringdon and Burford are all within a short drive and provide a broader selection of facilities. The A40 and A420 provide easy access to Oxford, the M40 and the national motorway network. There is a rail link from Oxford to London Paddington taking under 60 minutes; a further train service runs from Didcot to Paddington in approximately 40 minutes. Golf courses can be found at Burford, Buckland and Oxford and racing at Cheltenham and Newbury.

The area is well known for attractive open countryside and lovely walks along a network of footpaths and bridleways.

The area is particularly sought after as a result of fantastic schools close by, including St Peters in Alvescot, Burford High, Hatherop Castle, St Hughes in Carswell as well as The Dragon, St Edwards, Radley College and Oxford High School.
The village of Bampton has played an integral part in history, evidence suggests that the settlement dates back to the Iron Age and in turn lays claim to being one of the old villages in England. Famed for its Bampton Fair and more recently featuring in Downton Abbey, the village is home to many houses of architectural interest and The Deanery is no exception. Late in the 11th or early in the 12th century the Dean and Chapter had a prebendal house built just west of the parish church. There is some 13th-century work on the east wing, and the house was altered and enlarged in the 16th, 17th and 19th centuries and was named The Deanery. The Grade II* listed house has a wealth of period features throughout including original stone floors and fireplaces on the ground floor. The downstairs layout makes the property ideal for entertaining with a number of large rooms and a bar under the main staircase. Upstairs there is large master room overlooking the grounds, six further bedrooms and six bathrooms most of which are en-suite.
Approximate Gross Internal Floor Area
719.8 sq m / 7,748 sq ft
Including Limited Use Area (11.4 sq m / 123 sq ft)
Garage = 53.3 sq m / 574 sq ft sq ft
Total = 773.1 sq m / 8,322 sq ft 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.
Gardens and Grounds

The outstanding gardens surround the house and comprise of different areas including the historic water garden, pond, rose garden, topiaried walkways, formal lawns and stone walls.

The house is entered through impressive double electric wooden gates onto the gravel drive with ample parking as well as a three bay garage. Within the grounds is a discretely positioned hard tennis court, stable block, outbuildings, an outdoor school and grazing land.
Directions (OX18 2LL)

From Oxford take the A40 towards Cheltenham. Continue onto the A40 Witney bypass and after approximately 1.5 miles take the A415 turning signed to Abingdon and Witney. At the roundabout, take the second exit following the A415. After about half a mile turn right onto a small lane (if you reach Cokethorpe School you have gone too far). Follow this lane to Curbridge, turning left at the T-junction onto the A4095. Continue through the hamlet of Lew to the next T-junction, turning left onto Station road, signed to Bampton

Upon entering the village of Bampton, turn right onto Church view which leads to the church. Continue past the church with the church on your left and the entrance gates to the Deanery will be seen in front of you.

Services

Mains water, electricity and drainage. Gas fired central heating.

Rights of Way

There is a footpath that crosses through the paddock well away from the house and garden.

Local Authority

West Oxfordshire District Council Tel: (01993) 702941

Viewing

Strictly by appointment with Knight Frank.

Connecting people & property, perfectly.