



Stratton House, Stratton Audley, Oxfordshire

An exceptional family house with income generating ancillary accommodation in the heart of a popular Oxfordshire village with great connections to London.

The main house is deceptively spacious and has interconnected light-filled period rooms with high ceilings providing substantial entertainment space. The property looks inwards to a completely enclosed courtyard and garden with recently rebuilt indoor swimming pool, plus a large driveway lined with outbuildings of a garage and two barns. A hidden gem.

Summary of accommodation

Ground floor Entrance hall | Reception hall | Drawing room | Dining room | Sitting room
Kitchen/breakfast room | Utility room with downstairs shower | Rear boot room
Cloakroom | Separate WC

First floor Five bedrooms | Four bath/shower rooms (three ensuite) | Large attic with study and office/games room

Outside Purpose built swimming pool complex with indoor heated pool | Shower rooms
Changing room | Kitchen

Three ancillary or income generating holiday lets | Double garage | Studio | Music room
Workshop

Sun terrace | Beautiful gardens

In all about 0.5 acres

Distances

Oxford 15 miles, Banbury 15 miles, Woodstock 15 miles, Stowe School 10 miles and Silverstone 12 miles, Bicester North station (London Marylebone from 43 minutes) 3 miles, Central London 65 miles, Heathrow Airport (Terminal 5) 55 miles, Birmingham (65 miles)
(All distances and times are approximate).





Situation

The village is in an ideal location. Junctions 9 & 10 of the M40 are readily accessible. Bicester town has two mainline railway stations: Bicester North which serves London Marylebone (43 minutes) and Birmingham (64 minutes). Bicester Village station serves Oxford (17 minutes) and also London Marylebone (41 minutes), making the village popular with commuters. Both Heathrow (Terminal 5) and Birmingham Airports are approximately 55 miles away.

There is a village CofE primary school at Fringford (2miles away) and a wide variety of highly regarded private schools nearby including Winchester House Prep, Stowe, Tudor Hall, and Bloxham. The picturesque Michelin starred Nut Tree Inn is just ten miles away with Soho Farmhouse and Waddesdon Manor also being within easy reach. Within 15 miles radius is the University City of Oxford, the ancient town of Woodstock with adjacent Blenheim Palace, Stowe School and Silverstone motor racing circuit.

Stratton Audley is a pretty North Oxfordshire village of some 400 people dating back to Saxon times. It is in a Conservation Area with no street lighting and is surrounded by fields and farmland with myriad footpaths and bridleways to explore and enjoy. The area is much appreciated by cyclists. It is the home of The Bicester Hunt with Whaddon Chase with many livery stables nearby and several large working farms. A good golf club and gym are at the Bicester Hotel Golf & Spa Centre 6 miles away.

To the south lies the fast expanding busy market town of Bicester with its multiplex cinema and numerous shops and supermarkets. The internationally renowned outlet centre of Bicester Village is also situated just outside the town, some 4 miles away.

Just over a mile down the road is Bicester Heritage, a site of historic interest and a new exciting destination which has quickly become an international centre of excellence for automobiles, past present and future, plus historic aircraft. Its development helps protect the surrounding area and Stratton Audley from housing developments, with no new housing permitted within the village. Despite being popular with commuters, many people work full or part time from home thanks to good broadband speeds with fibre delivery to the village. It has an active community spirit with regular events organised by local people, a popular pub 'The Red Lion' and a delightful Norman church, a barn café, dental surgery, hairdresser and aesthetics clinic, and a physiotherapy clinic.

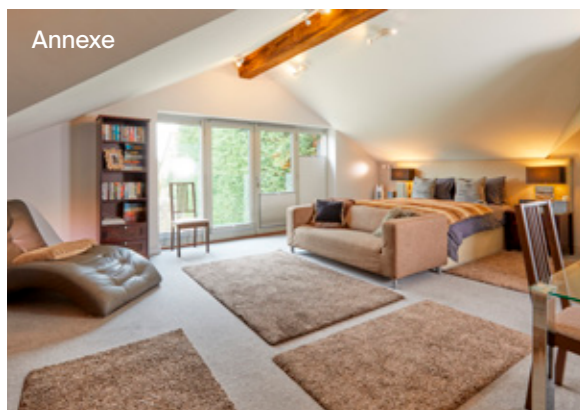


The Property

Originally a farmhouse, it has been occupied since early times and rebuilt over the centuries. Dating back to the 1800's in its present form, it became the Dower House for Stratton Audley Hall. It was used as a billet for the WRAF during WW2, and Audley House Prep School during the 1950's, finally moving into private ownership in 1983.

Today, Stratton House, sitting centre stage within the village, is a handsome property with all the proportions that Georgian architectural style is so well known for. The unusual glazing pattern to the windows make a striking statement. The front door opens to a large lobby with views through a glazed rear door to a small courtyard beyond. A generous cloakroom with storage for coats and boots lies just off. This leads on to a reception room sized hall with its own fireplace. Panelled mahogany doors opening to all other rooms on the ground floor, ensure a pleasing flow throughout. A beautiful sweeping low riser staircase winds to the first floor, with its mahogany handrail and barley twist spindles. The gracefully proportioned, dual aspect drawing room still has its original plaster panelling and cornicing, fireplace and hardwood sprung floor. The bespoke, intricately carved mantelpiece and display shelving in the dining room, crafted by Hallidays of Dorchester, adds an impressive dimension to this room. Beautiful Old Versailles parquet flooring, ornate plaster ceiling rose and cornicing further add to the theatre of the room. An interconnecting door leads on to what was the original kitchen, now the family room and snug.





This room still retains the impressive bespoke pine unit along one wall built circa 1900 with its unusual sash sliding cupboard doors. A contemporary wood-burning stove keeps this room cosy. The kitchen was moved and re-created by the present owners. Bi-folding doors to the end wall offer a panoramic view to the garden and, along with the four Velux windows to the ceiling, ensure plenty of natural light. Painted wooden units sit beneath quartz worktops with Brazilian granite being used on the central island. Appliances include three ovens, an induction hob, dishwasher, a cook's fridge (all Siemens), and a large Maytag fridge/freezer. There are also two kitchen sinks and a wine fridge. A utility room with washing and drying machines plus extra dishwasher is situated just off, with a further cloakroom. There is a walk-in larder with a second back staircase rising to the first floor.

The principal bedroom looks out over the west-facing garden and has built in wardrobes and an en suite shower room. A guest bedroom also has an en suite shower room. There are three further bedrooms and a large family bathroom. The second floor houses two attic rooms, one presently used as an office, that stretch the length of the house that lend themselves to being considered for conversion to a magnificent principal bedroom suite or artists room.

Outside

A large stone barn has been imaginatively converted by the present owners to form three contemporary studio apartments, presently used as upmarket short holiday lets. Underfloor heating throughout is provided via an air source heat pump, with mechanical ventilation and heat recovery, the building has been constructed to high green credentials. However, practicalities have been built-in to enable the conversion to become one dwelling, making ideal extra accommodation. A further section of barn is laid out with a galleried landing and two rooms downstairs with a small en suite shower room. Presently used as a showroom and soundproof drum room, this could make further, self-contained living accommodation. Also attached are the two original garages.

The barns and garages lie to one side of the driveway with stone walls protecting the privacy of the main house. The drive, approached through electric wrought iron gates, has parking for approximately six cars. The pool house, served by its own air source heat pump, is situated at the end of the pretty enclosed garden. With a circa 10m x 4m rectangular pool, incorporating a kitchenette, shower, and cloakroom, and with a series of French doors to two sides, it is an ideal spot to welcome family and friends. The enclosed and private garden is a delight with well-stocked herbaceous borders and a pond that sit beneath the canopy of a large American Walnut tree. A generous terrace opens from the kitchen. In all approx. 0.5 acre.

Property information

Services: Oil central heating for the house. Air source heat pumps for barn and pool.
Two separate mains electric and water supplies.

BT, Sky and Broadband multi connections.

Local authorities: Cherwell District Council. Tel: 01295 252535
Oxfordshire County Council. Tel: 01865 792422

Tenure: Freehold. There is a small flying freehold above part of the utility room on the ground floor.

Guide Price: £2,250,000

EPC: House F, Annexe C

Council Tax: Band H

Directions (OX27 9AT)

From Oxford take the A34 north towards the M40. At the roundabout take the second exit onto the A41 into Bicester. Carry straight on towards Bicester North. Leaving Bicester on the A4421 Buckingham Road, continue past Bicester Heritage at the old airfield. Take first right hand turn towards Stratton Audley. Continue into the centre of the village and turn left at the T-junction. The gates to the property are immediately on the left.

From London take the M40 north towards Oxford and Birmingham. Take exit 9 and at the roundabout take the second exit onto the A41 into Bicester. Continue as above.

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

Main House = 461.8 sq m / 4,971 sq ft

Garage = 39.7 sq m / 427 sq ft

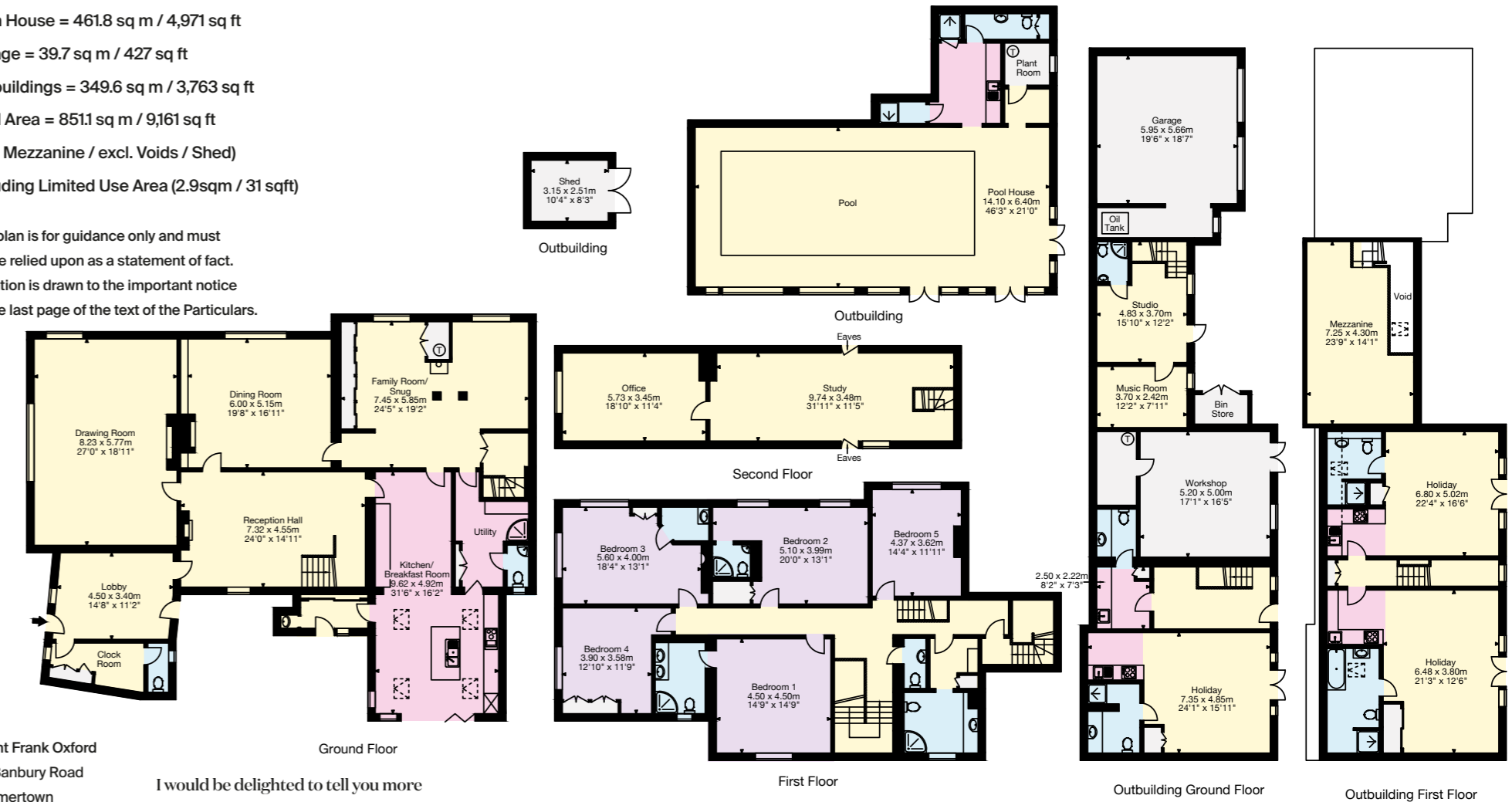
Outbuildings = 349.6 sq m / 3,763 sq ft

Total Area = 851.1 sq m / 9,161 sq ft

(incl. Mezzanine / excl. Voids / Shed)

Including Limited Use Area (2.9sqm / 31 sqft)

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.



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