



Manor Farm

Holwell, Nr Burford, Oxfordshire

To Let



Butler Sherborn
The Cotswolds Property Specialists

Manor Farm

A Grade II listed Cotswold stone farmhouse in a picturesque village offering adaptable accommodation with landscaped gardens

Property Comprises

- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Boot Room
- 2 Cloakrooms
- 5 Double Bedrooms
- Study
- 3 Bathrooms
- Dressing Room
- Parking & Garages
- Outbuildings
- Enclosed gardens to the front and rear

Description

Manor Farm is a beautifully presented Grade II listed Manor House, which offers family accommodation over 3 floors. The property is located in a pretty village with private gated entrance, gravelled turning circle and large gardens with views to the rear.

Situation & Amenities

Burford 3 miles; Lechlade 7 miles; Swindon 18 miles; Oxford 23 miles (all distances are approximate)

The picturesque Cotswold village of Holwell is within driving distance of the historic Cotswold market towns of Burford and Lechlade, which provide a good range of everyday shopping facilities and schools. Wider amenities are available in the market towns of Witney and Cirencester. The larger commercial centres of Cheltenham,

Swindon and Oxford are all within easy reach and provide excellent shopping, cultural and recreational facilities.

Intercity rail services from either Swindon to London (Paddington) in approx. 55 minutes, or from Charlbury to London in approx. 75 minutes.

The Cotswold Wildlife Park is located 1 mile from the village of Holwell and is home to the largest privately owned zoological collection in the united kingdom, set in 160 acres of landscaped parkland.

Theatres at Oxford, Chipping Norton and Cheltenham. Golf at Frilford and Burford. Racing at Cheltenham and Newbury.

Fixtures and Fittings

The property is available to let unfurnished, with the fixtures and fittings described in these letting particulars. Please note furniture/appliances shown in any marketing material or viewing may be subject to change prior to a tenancy commencing.

Services

Mains water and electricity. Oil fired central heating. Aga. Private drainage. Telephone subject to BT transfer regulations.

Butler Sherborn, Vine House, 2 High Street
Burford, Oxfordshire OX18 4RR
T 01993 822325 F 01993 823742
E bur@butlersherborn.co.uk
www.butlersherborn.co.uk



Local Authority

West Oxfordshire District Council, New Yatt Road, Witney. Tel 01993 861000.

Outgoings

1. The tenant will be responsible for all outgoing and running costs in connection with the house, to include the Council Tax.
2. The tenants will be responsible for the tenancy set up costs as outlined in our Application Form.

Viewings (Strictly by appointment)

Please telephone Butler Sherborn, Burford Office 01993 822325 or Fax 01993 823742.

Postcode: OX18 4JS

Directions

From Burford take the A361 towards Lechlade. Proceed for approx 2 miles, turning right sign posted Holwell/Westwell. Continue for approx. $\frac{3}{4}$ mile. At the crossroads, turn right sign posted Holwell. In the village, bear right down the side of the war memorial and proceed to the right of the stone triple garage. Holwell Manor Farm will be accessed through the stone pillars and gate directly in front.

ACCOMMODATION

Reception Hall: With ornate stairs rising to the first floor accommodation. Flagstone flooring, walk in shelved understairs storage cupboard and part glazed door to rear garden.

Dining Room: With open fire, wood floor, alcove display unit and wall lights. Windows with working shutters overlooking the gardens.

Drawing Room: A light and airy room with open fire and stone surround. Large sash windows with working shutters overlooking the gardens.

Kitchen/Breakfast Room: Fitted with a range of base units, integral dishwasher, fridge and oven. Halogen hob and extractor over. Double Belfast sink with tiled splash back. 4 oven Aga with hot plate. Exposed beams, flag stone floor, down lighters. Door to the front. Doors to the Utility Room and Rear Hall:

Utility Room: Large room with base unit having Belfast sink and wooden work top. Washing machine, tumble dryer and fitted dresser, shelved cupboard and coat hanging space. Tiled floor. Window to the front. Door to the rear of the property.

From the **Kitchen/Breakfast Room** door to

Back Hall: Stable door to rear garden.

Boot Room: Fitted base units and drawers, fridge freezer and tiled floor. Window to the rear of the property.

Disclaimer

These particulars including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn, nor the landlord, accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn have any authority to make any representation or warranty whatsoever in relation to this property.

Any plan is for layout guidance only and is not drawn to scale. All dimensions shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before traveling to view this property.

Cloakroom: W.C. and wash hand basin.

FIRST FLOOR

Large Galleried Landing: With stone mullioned windows to the front and rear. Steps up to:

Bedroom 1: Light and airy double bedroom with feature fireplace, downlighters and triple aspect stone mullioned windows having views over the gardens.

Bathroom: Bath with overhead shower and shower screen, W.C., wash hand basin with mirror and light over.

Bedroom 2: Double bedroom with fitted wardrobe and double aspect windows.

Family Bathroom: Bath with hand held shower, W.C., wash hand basin with mirror and light over and heated towel rail. Shelved storage cupboard and 2 small fitted wall cupboards.

Cloakroom: With W.C.

Inner Hall: Panelled walls with storage cupboard having hanging rail. Stone mullioned windows to the garden.

Bedroom 3: Double bedroom with panelled walls and feature fireplace. Stone Mullioned window to the garden.

Bedroom 4: Double bedroom with fitted wardrobes and stone mullioned windows overlooking the garden.

En-suite Bathroom: Bath with shower over, W.C., wash hand basin with mirror and light over and heated towel rail.

Study: Stairs to second floor accommodation and shelved understairs cupboard. Down lighters and stone mullioned window to rear. Window seat with small cupboard under.

SECOND FLOOR

Bedroom 5: Double attic bedroom with feature fireplace, storage cupboard and stone mullioned window.

Dressing Room: Single room with exposed beams, shelving and hanging rails. Could be utilised as a single bedroom if needed.

OUTSIDE

There is a gated entrance with gravelled turning circle to the front of the property and parking to the front and side. There is also a rear driveway to the property with extensive parking and a large open fronted garage.

The gardens surrounding the property are mainly laid to lawn with extensive flower and shrub borders and mature trees and bounded by a ha-ha to the rear. A gravel path leads around the property with a gravelled terrace against the rear of the house. Area of wild woodland.

There are a number of outbuildings to the rear of the property to include a stone bothy with feature fireplace, garden store and various dry outbuildings, together with 2 garages.

