

THE MANOR
DRAYTON, ABINGDON, OXFORDSHIRE



ADKIN
ESTABLISHED 1793

THE MANOR

DRAYTON, ABINGDON, OXFORDSHIRE
OX14 4JP

AN IMPOSING AND HISTORIC LISTED MANOR HOUSE, EXTENSIVE OUTBUILDINGS, STUNNING FORMAL GARDEN AND Paddock LAND IN A RURAL BUT HIGHLY ACCESSIBLE LOCATION.

- Oxford 10 miles (trains to Marylebone 1 hour)
- Witney 8 miles
- Didcot 5 miles (trains to London Paddington 40 mins)

5 bedroom (with additional attic rooms) 4,558 sq ft Listed Manor House | Beautiful grounds and Walled Garden | Stables/Coach Barn | Thatched Listed Traditional Barn | Large Listed Threshing Barn | Open fronted Barn | Paddock of approximately 4.11 acres

For sale as a whole by private treaty.

In all about 5.76 acres (2.33 hectares)





Description

The Manor is an historic property situated on the eastern edge of the village of Drayton. The property comprises the main house, a large traditional barn with potential for a variety of uses, a second large thatched barn, beautiful grounds, stable/coach barn, double garage and approximately 4.11 acres (1.66 Ha) of paddock land.

The Manor

The imposing house is believed, in part, to date back to the 15th century. Later additions in the 1700's and the early 20th century have created a good sized and fascinating property. Although in need of updating and sympathetic modernisation the house provides the opportunity for a buyer to create a statement home in a wonderfully accessible location.

The house has been in the possession of the current owners since the early 1950's, the property having previously been in their family ownership between the late 1800's and 1912. The Manor of Drayton can be traced back to the Domesday Book and in 1381 it was acquired by William of Wykeham (Founder of Winchester College and New College, Oxford) who alienated it to the Warden and Scholars of New College who owned the Manor until 1826. The Manor was sold in 1826, 1871, 1912 and 1953. This therefore represents only the fifth time the Manor has been sold in 640 years.

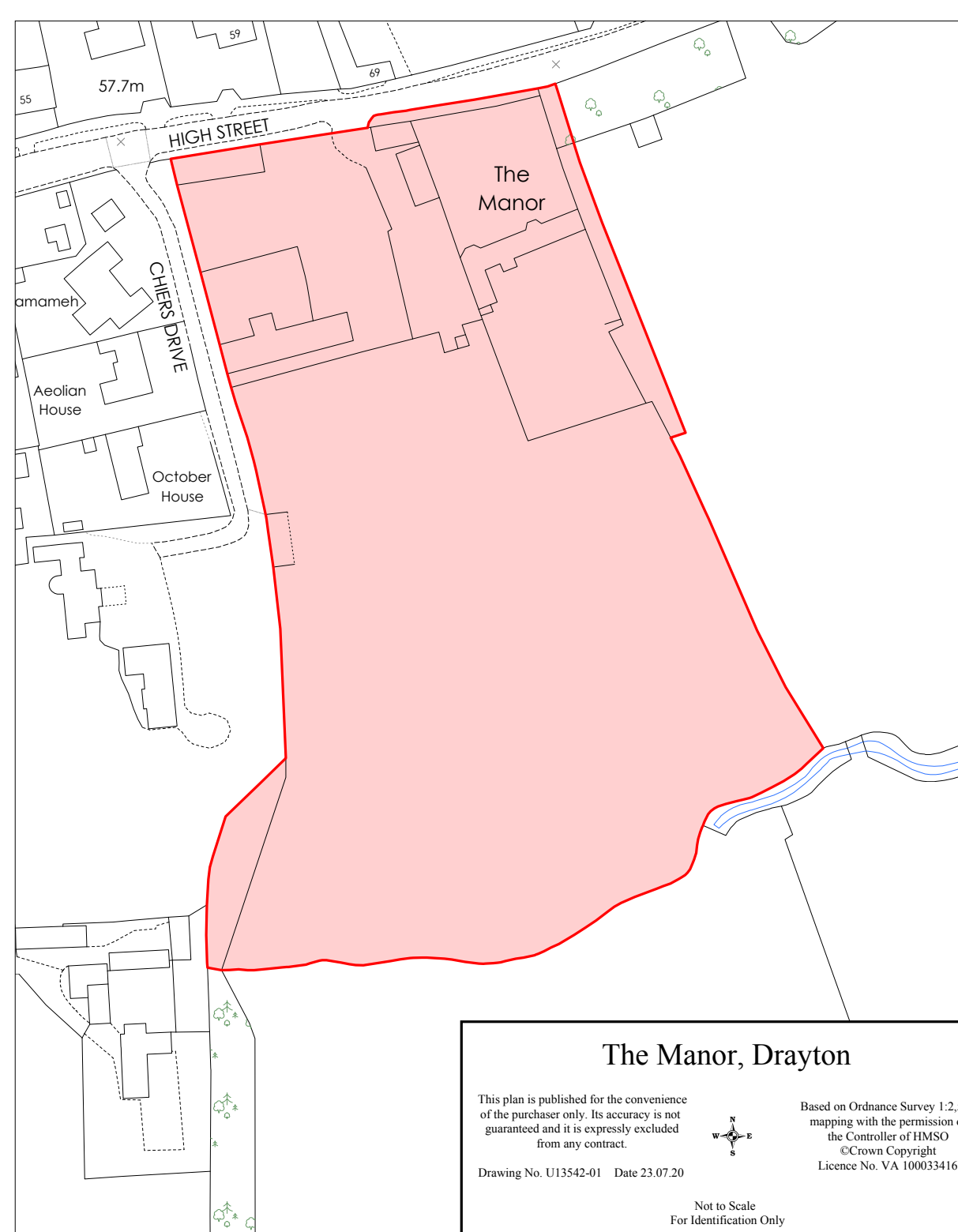
The house is approached through large wrought iron gates between stone orb capped pillars into a large parking and turning area. The front door is accessed through the formal garden with its impressive yew topiary and gravelled path. The elevations of the house are primarily brick under tile with sash windows with the age of the property able to be traced through the different styles.

The front door opens into a parquet floored dining hall with views over the garden and includes a fifteenth century timber arched doorway to one side. To the west of the dining hall is an impressive sitting room with open fireplace, wooden panelling and large glazed windows providing wonderful views over the garden and paddocks. Beyond is the dining room and kitchen which are currently separated by a relatively modern stud partition wall providing kitchen storage.









Removing this partition would create a very good sized kitchen/dining area in keeping with modern tastes. In addition to the ample storage the kitchen includes a 4 door Aga and wall safe.

Direct access to the parking area is provided by a door from the rear lobby which in turn leads to a downstairs shower room and then onto an office.

To the east of the dining hall is the large drawing room with superb open fireplace, wood panelling and French doors to the formal garden flanked by large windows complete with wooden shutters. A lobby beyond provides access to the cellar area and to a downstairs w.c. and handbasin. The ground floor is completed in style by a wonderful triple aspect morning room with superb wood panelling, window seats, an open fireplace and bookshelf alcoves.

There are two staircases providing access to the first floor and the five bedrooms. The principal bedroom is of extremely generous proportions and includes wood panelling, an open fireplace and en-suite which can also be accessed from Bedroom 4. Bedroom 2 sits above the Morning Room and is again triple aspect with an open fireplace and en-suite bathroom.

A staircase leads to the attic and the store room, complete with priest hole, at the western end of the house. A hatch from the landing provides access (restricted headroom) to the remainder of the attic space which includes a former chapel with stained glass windows.

The beautiful formal walled garden with its spectacular topiary lies to the front of the house and includes a summerhouse which is Listed Grade II within its own right. The yew hedging and gravelled paths are enclosed by a high listed stone wall. To the south of the house is the main lawn which provides space for a grass tennis court and beyond the Ha-ha lies the paddock land.

The Paddock

Accessed either from the parking area or by the accessway included within the sale to the east of the house is approximately 4.11 acres (1.66 Ha) of paddock land. The land is attractive in nature and includes a 4 bay open fronted timber pole barn. The paddock is enclosed partly by mature hedgerows, partly by fencing and a Ha-ha separates it from the rear lawn of The Manor.

Location

Drayton is a sought-after village with amenities including a Post Office, shops, two pubs, St Peter's Church and Drayton Village Hall. It is very accessible, being less than 2 miles from the A34 and 5.5 miles from Didcot with trains to Reading (12 minutes), Oxford Parkway (16 minutes) and London (39 minutes). The area is also particularly well served with highly regarded schools all within reach such as Abingdon, St Hugh's, Cokethorpe, St Edward's, Radley, The Dragon and Oxford High School.

Method of Sale

The Manor is offered for sale by Private Treaty as a whole.

Tenure and Possession

Freehold with vacant possession on completion.

Restrictive Covenant

The Property will be sold subject to a covenant limiting the use of the barns and outbuildings to uses ancillary to the occupation of the main house as a private dwelling.

Services

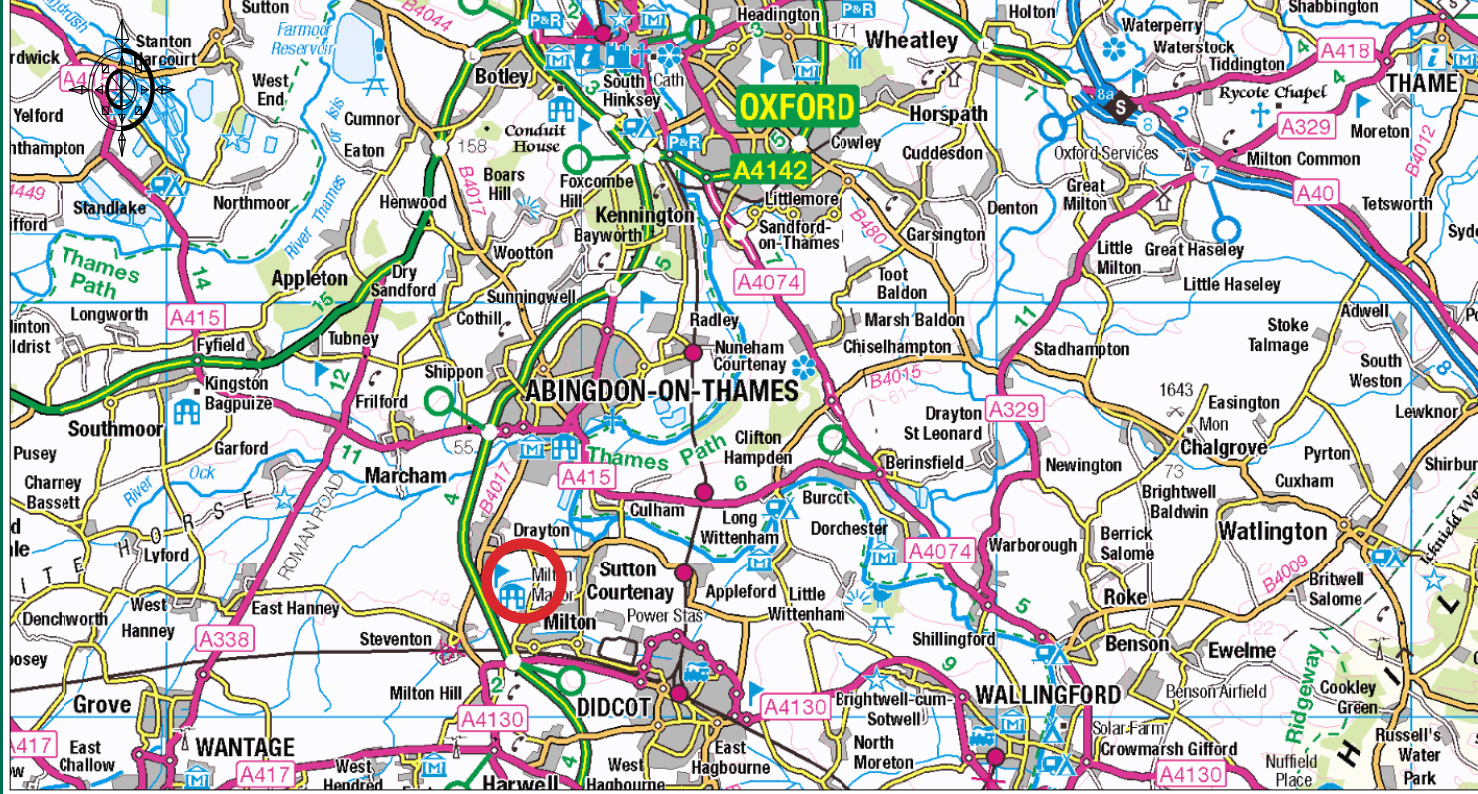
Mains water, mains electricity and mains drainage.
Oil fired heating and Aga.

Wayleave, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Fixtures and Fittings

Garden statuary, chattels and tenant's fixtures are excluded.
Carpets, curtains and light fittings are included within the sale.





Designations

The Manor is Grade II* Listed. The walls of the walled garden are Grade II listed as is the summer house within the walled garden. The thatched barn and traditional barn are Grade II listed.

Local Authority

Vale of White Horse District Council

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for purposes of VAT, such tax will be payable in addition.

Health & Safety

We ask you to be as vigilant as possible when viewing for your own personal safety. In particular viewers are reminded to comply with all Government advice in respect of preventing the spread of Coronavirus.

Viewings and Further Information

Please contact:

Kevin Prince or Thomasina Quesnel
on 01235 862888 or alternatively by e-mail at: kevin.prince@adkin.co.uk or thomasina.quesnel@adkin.co.uk

Directions

From Oxford take the A34 towards Newbury. At the Marcham interchange take the the A415 towards Abingdon. At the double mini-roundabout take the B4017 towards Drayton. At the mini-roundabout in Drayton turn left onto High Street and the property will be found on the right hand side as you leave the village just beyond Chiers Drive.

Agents' Note

A Director of Adkin is a Trustee of the entity that owns the freehold of the property.

Important Notice: Adkin for themselves, and the Vendors of this property, whose Agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of any offer or contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Particulars produced: July 2020. Photographs taken: July 2020.



The Manor, High Street, Abingdon

Approximate Gross Internal Area

Main House = 4558 Sq Ft/423 Sq M

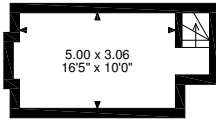
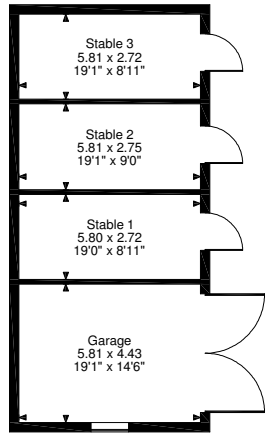
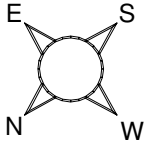
Garage = 831 Sq Ft/77 Sq M

Barns = 5025 Sq Ft/467 Sq M

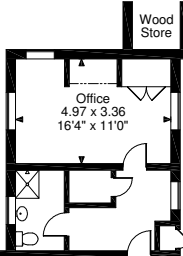
Oil Tank & Summer House = 157 Sq Ft/15 Sq M

Stables = 531 Sq Ft/49 Sq M

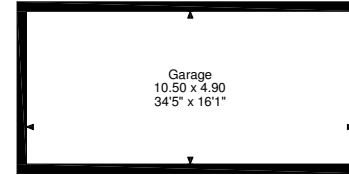
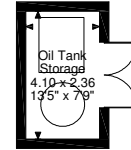
Quoted Area Excludes 'External Stores'



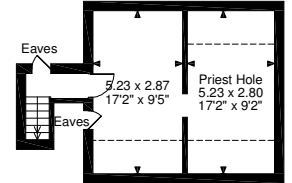
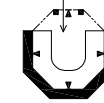
Cellar



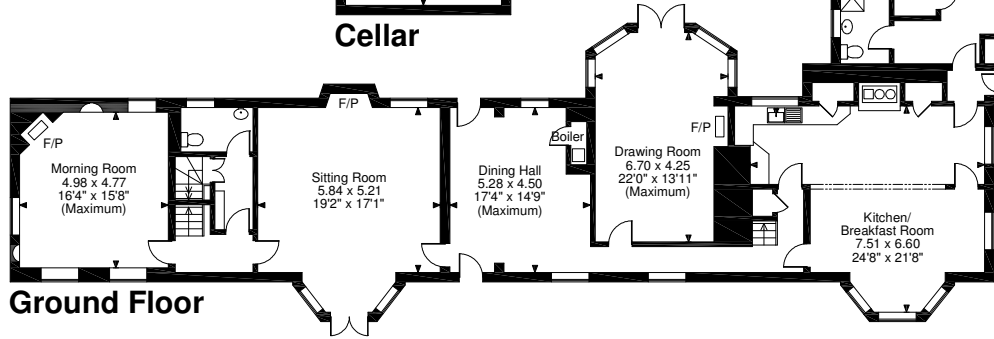
Wood Store



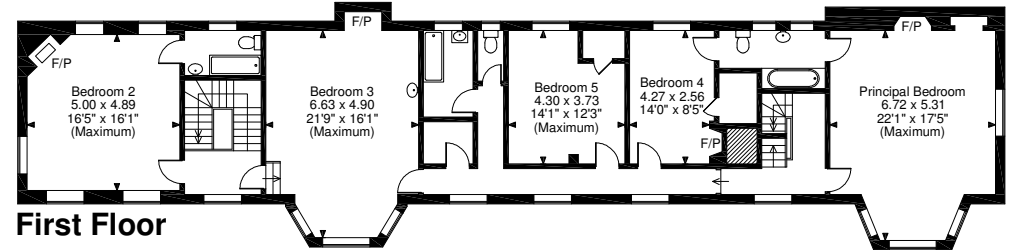
Summer House
2.54 x 2.30
8'4" x 7'7"
(Maximum)



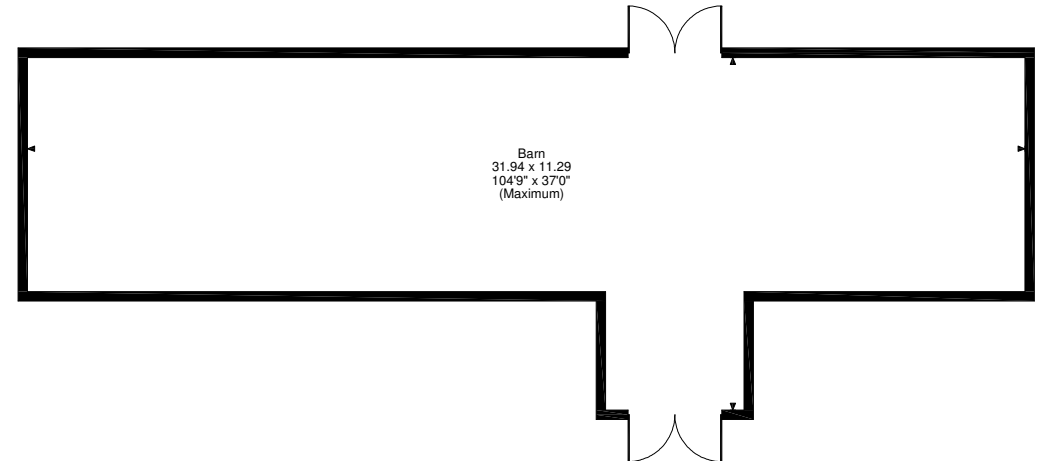
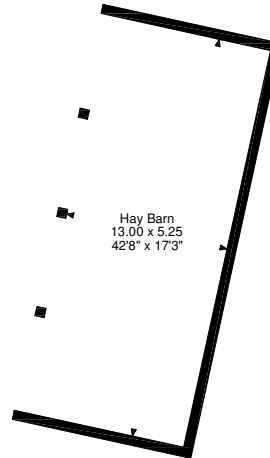
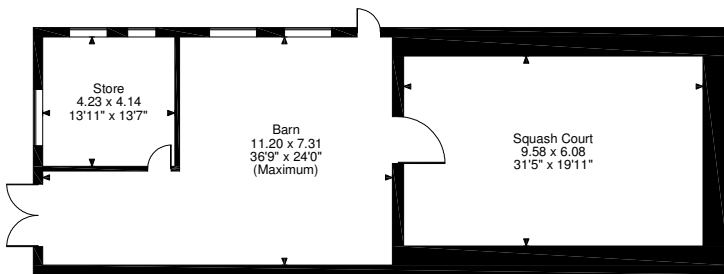
Second Floor



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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