



Finstock Manor

Finstock, near Charlbury
Oxfordshire

An elegant and well-presented Grade II* listed Elizabethan Manor House

Finstock Manor, Finstock, Oxfordshire, OX7 3DG

Charlbury Station 3 miles, Estelle Manor 4.5 miles, Witney 5.4 miles, Woodstock 8.2 miles,
Chipping Norton 8.9 miles, Burford 9 miles, Soho Farmhouse 10.4 miles,
Daylesford 12.5 miles, Oxford 13.5 miles

Charlbury to London Paddington from circa 70 mins

Features:

Reception hall with cloakroom, drawing room, dining room, study/library,
sitting room, kitchen/breakfast room, utility room, boot room, cellar,
rear hall with second cloakroom, boiler room

Principal bedroom with bathroom and dressing room

Three further bedrooms with en-suite bathrooms, 4 further bedrooms and 2 additional bathrooms,
large attic room and study/playroom

Barn/treble garage, 2 stables, tack and feed rooms, pool house with changing room,
plant room and shower room, summer house and further garage/store, granary
(with lapsed planning to convert into a cottage), log store, bin store

Mature gardens, heated swimming pool and paddock

In all about 4.6 acres



Situation

Finstock, between Witney and Charlbury, has a rich history dating back to at least 1135 with landmarks including the Gothic Revival-style Holy Trinity Church, where T.S. Eliot was baptised. The village is surrounded by the rolling north/west Oxfordshire countryside, is within the Cotswolds AONB and close to the ancient Wychwood Forest and Cornbury Park, offering excellent walking and riding.

Nearby Charlbury has a good selection of shops, a modern and well-respected primary school, library and clubs and societies to suit most needs. The town has become well-known for two of its pubs, the Bull and the Bell, a lovely walk through Cornbury Park. The area is awash with good pubs and the other local towns of Chipping Norton, Witney, Burford and Woodstock provide a comprehensive range of amenities.

Finstock also benefits from close proximity to luxury retreats, Estelle Manor and Soho Farmhouse. Daylesford Organics is also nearby. Cornbury Park holds the Wilderness Festival annually at the end of July.

The village is well-connected, with Charlbury Station just a short drive away, providing direct train services to London Paddington in just over an hour.

The Oxford schools are accessible and include the Dragon, Summerfields, The High School, St Edwards, Headington and Magdalen College School to name but a few. Radley, Tudor Hall, Bloxham, Cokethorpe and Kitebrook are also nearby. There are excellent state secondary schools in Chipping Norton and Burford.

The property

Finstock Manor is an elegant Grade II* listed country house set in an elevated edge of village position with lovely views over Cornbury Park towards Charlbury. The house and outbuildings are constructed of Cotswold stone under stone roofs. The principal elevations of the house have three gables surmounted by globe finials. There is a date stone inscribed IM 1660 and the house retains many features synonymous with the period, including the 17th century staircase. Pevsner's Buildings of England series describes the house as essentially Elizabethan with mullioned windows but believes the rusticated quoins and oval attic windows acknowledge the coming of the classical style.

The house has magnificent principal rooms of generous proportions, with high ceilings and blends historic charm with modern comfort. The layout of the rooms can be seen on the floor plan. There is gas fired central heating and many of the windows are double glazed.





*Floorplans for Finstock Manor,
Charlbury, Oxfordshire, OX7 3DG*

Approximate Gross Internal Area*:
House internal area 7,078 sq ft (658 sq m)
Outbuilding internal area 343 sq ft (32 sq m)
Total internal area 7,421 sq ft (690 sq m)

Illustration for identification purposes only.
Not to scale.

*As defined by RICS – Code of Measuring Practice.

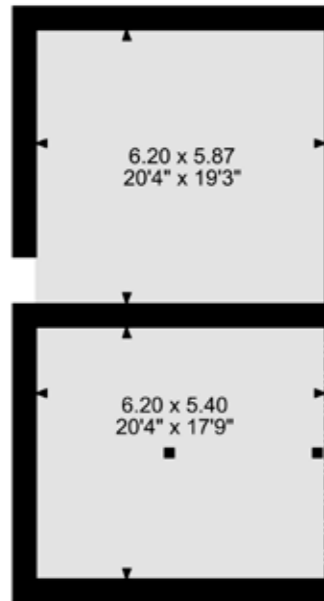
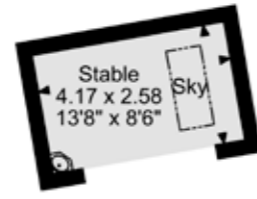
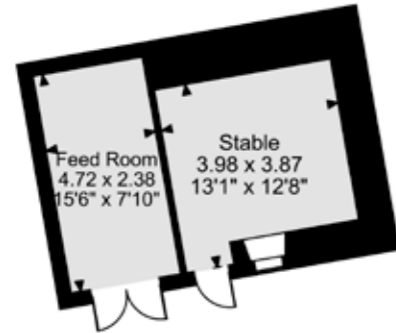


**Floorplans for Finstock Manor
Outbuildings**

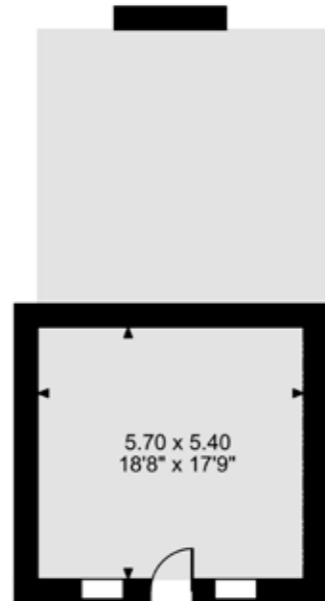
Approximate Gross Internal Area*:
 Barn/Garages internal area 624 sq ft (58 sq m)
 Outbuildings internal area 2,095 sq ft (195 sq m)
 Total internal area 3,504 sq ft (326 sq m)

Illustration for identification purposes only.
 Not to scale.

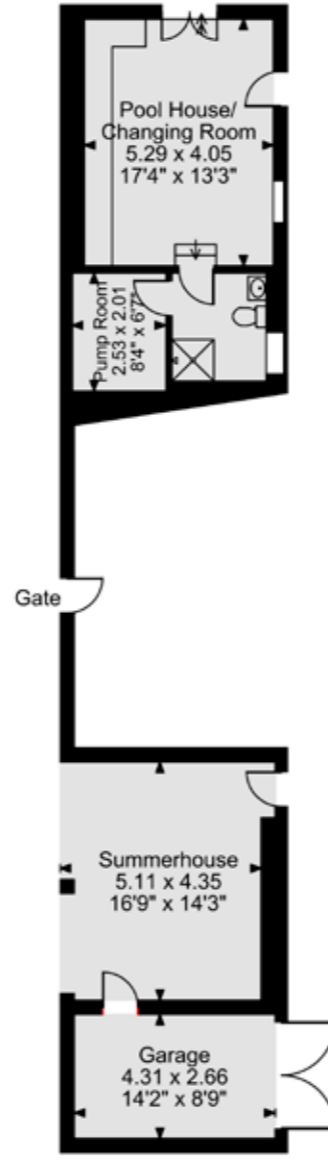
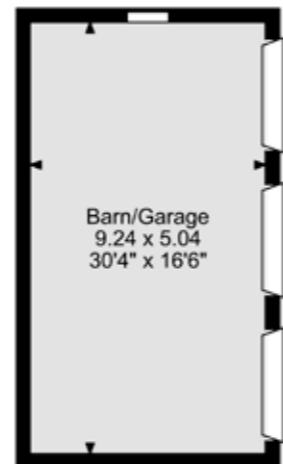
*As defined by RICS – Code of Measuring Practice.



Granary Ground Floor



Granary First Floor



Denotes restricted head height



Finstock Manor

Total Area (1.85 ha / 4.58 ac)

Key

Public Footpath

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Z24632-01 | Date 18.03.24



Outside

The house is approached via electric gates and a gravel drive. The formal gardens are a feature: a series of 'rooms', comprising areas of lawn, herbaceous borders and include a large outdoor heated swimming pool. Beyond this there is a paddock. The grounds have a westerly aspect.

Outbuildings

Large barn/treble garage with up and over doors, double height internally.

Summerhouse & garage, former cart shed, thatched (in need of repair) open sided to the walled west facing garden. (Grade II listed).

Pool house, with a shower room and changing room opening to the pool (Grade II listed).

The Granary, currently semi derelict but with (recently) lapsed planning consent to convert into a cottage. Further details are available.

2 Stables, tack room, feed room. Log and bin store.

Directions

(OX7 3DG)

what3words: saved.convey.
stopwatch

General

Local Authority: West Oxfordshire.

Services: Mains electricity, water and gas. Private drainage.

We are unsure whether the private drainage at this property complies with the relevant regulations. Further information is being sought but in the meantime, guidance can



be found at <https://www.gov.uk/permits-you-need-for-septic-tanks/youhave-a-septic-tank-or-small-sewage-treatmentplant>

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: House E

Tenure: Freehold

Guide Price: £4,250,000

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiations.

Wayleaves and easements:

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Agents note: as shown on the site plan, there is a public footpath which crosses the north eastern end of the garden.

Strutt & Parker Oxford
201-203 Banbury Road, Oxford, OX2 7LL

+44 (0)1865 366660
oxford@struttandparker.com
struttandparker.com

Strutt & Parker London
43 Cadogan Street, London SW3 2PR

+44 (0)20 7591 2213
london@struttandparker.com
struttandparker.com

50 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.





For the finer things in property.



BNP PARIBAS GROUP 