





Flat 2 Stratton Audley Manor, Stratton Audley, OX27 9AR

Offers Over £300,000

**The most extraordinarily special building and setting. If you like history and elegance, it's impossible not to be seduced by this wonderful property.**

An elegant & large (1,137 sq ft) 2 bed apartment within the beautiful 16th century Manor House, set in C. 2 acres of beautiful grounds, and including a garage, swimming pool and BBQ area. Share of freehold, and NO CHAIN.

Stratton Audley is an ancient settlement sat on a Roman road and mentioned in the Domesday book. Today it is a village of less than 200 houses, and one that many people rate highly. The village has an attractive 15th century church where many community events are held, and there is a popular pub and restaurant, The Red Lion. Nearby Bicester (about 2.5 miles) provides a full range of shopping, educational and sporting facilities, as well as the world renowned retail outlet Bicester Village. There are excellent road connections at Bicester with junction 9 of the M40 and the A34, plus two railway stations providing just over 40 minute services to London Marylebone and just over 60 minutes to Birmingham. In many respects it's the ideal village; close enough to all amenities and activities while still just off the beaten track.

Stratton Audley Manor is an extraordinary house. Its importance in the history of ancient buildings is amply demonstrated by the fact it was originally designated as a Listed building in 1951, very shortly after the first survey of buildings that were considered the most valuable in the Country hence required legal preservation. Anecdotally, it was built for John Borlase, the High Sheriff of Buckinghamshire, in around 1545, with later additions in the 18th and 19th centuries contributing to the impressive size and presence of what you see today. The initial approach through large pillars and wrought iron gates sets the tone of something rather special, and in total the grounds extend to several acres. Throughout, the whole property is an intriguing and interesting mix of eras and influences, adding up to a feeling that living here is rather a privilege - you are one of the custodians of a piece of history.

- Historic Grade 2 manor house
- Wonderful kitchen/dining room
- Single garage
- Share of freehold
- Generous living room
- Ample parking
- 2 large double bedrooms
- Modern bathroom
- Gorgeous gardens & pool



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The approach to the apartment is via a communal side door to the left of the house, through which stairs rise to a first floor landing, and your entrance is reached from here. The sturdy Victorian panel door opens into a light hallway that immediately pleases with its mix of pastel painted walls and timber detailing. It's a good enough size that there's ample space to place those all-important items such as a key table, coat stand and the like. Head left and you enter the living room. Elegant and roomy, it's a treat for the eyes as well as really very practical. A Victorian fireplace with ornate and attractive surround instantly draws your eye. Pan round the room and the smaller details raise a smile, from the cornicing around walls to the alcove cupboard and shelves that fit the aura of this room perfectly. Continue through to the left and you reach the second of the bedrooms, more commonly used we suspect as a study. In either capacity, this is a significant space. The proportions are also excellent hence it's an easy room to use, and in the corner a cupboard offers handy storage.

Back to the hall, and the bathroom sits midway along. Clean-lined and simple, it's fitted with a neat white suite that includes a thermostatic shower above a modern bath. The whole room is tiled for ease of use and with windows to two sides it's also surprisingly light. Next door, the kitchen offers far greater space than you might normally expect. Kitchen units stretch round three sides, with lengthy work tops providing acres of prep space. Spaces are provided for washing machine, tumble drier etc, plus a modern hob and oven have been fitted. The room is such a good size that it currently houses two tables! But with such good proportions it would just as perfectly house seating to one side with ample room left over for a large table in the centre. And completing the apartment is the main bedroom. At the end of the landing, it is unusual and very charming. The window is mounted above your head in a light well, and as the ceiling is vaulted in any case, the light is very good and flatters the proportions of what is in any case a large double bedroom. As with the rest of the apartment, it's an easy room to use and one that has a real feeling of occasion.

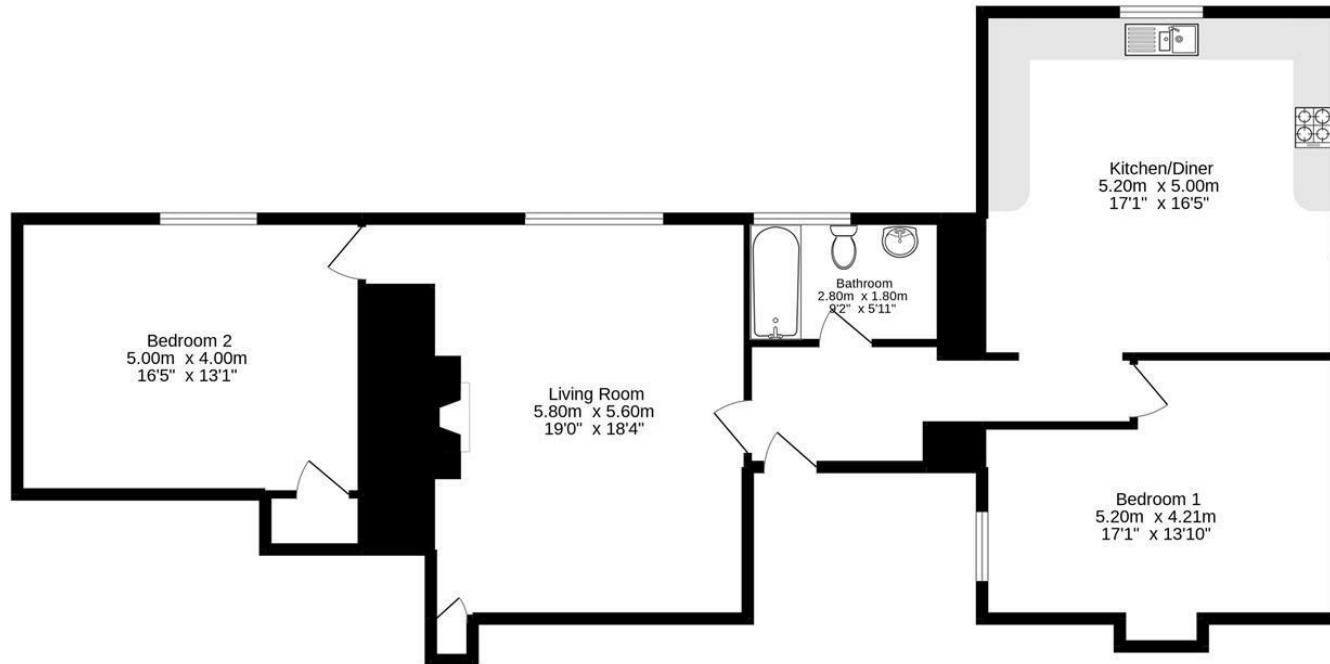
Heading outside, the spaces are surprisingly large. The driveway comes in through the pillars to the front, then continues round in a wide arc, to the edges of which is parking - and in addition to which garage blocks to one side include a single garage for this apartment. The central lawn is large and peaceful, and around the walled borders a pleasing array of flowers and trees provide a mature and attractive setting. And continue along to the left side and you find a hidden, large and beautiful lawn that runs some hundreds of feet with a number of lovely trees and well-tended, level lawns. Also on the edge of the lawns, the communal swimming pool complete with changing rooms is a very pleasing dimension to living here! And there's even a barbecue area....

Mains water, electric, gas CH  
Cherwell District Council  
Council tax band D  
£2,092-83 p.a. 2022/23





## Ground Floor 105.7 sq.m. (1137 sq.ft.) approx.



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TOTAL FLOOR AREA : 105.7 sq.m. (1137 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   | <b>19</b>               | <b>35</b> |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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