





Stratton Audley Manor Mill Road, Stratton Audley, OX27 9AR Offers Over £300,000

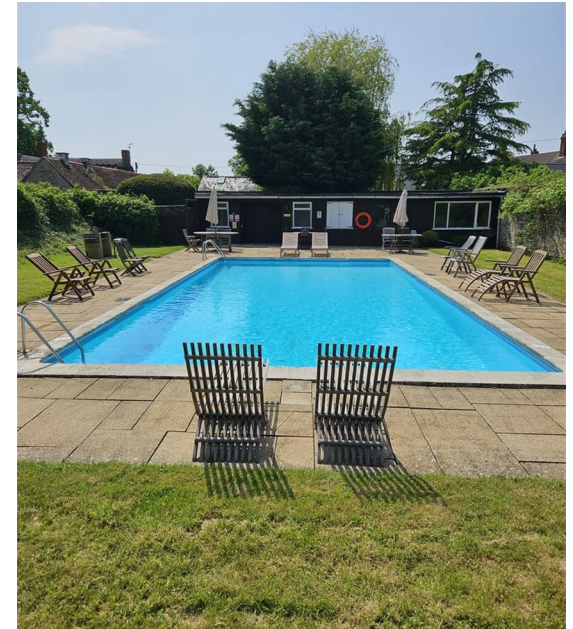
The best apartment we've seen yet in this delicious setting - by a country mile! Such good quality and so elegantly appointed. A little gem.

Beautifully and cleverly renovated ground floor 2 bed apartment with its own courtyard, plus adjacent garage with storage above & power connected, within a 16th century Manor House set in C. 2 acres of beautiful grounds that includes residents' swimming pool and BBQ area. Share of freehold.

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. Number 8 has had intelligent thought lavished on every aspect. New kitchen, bathroom, heating, décor, storage, even new windows with plantation shutters, it's all just so lovely... Few renovations come close.

- The character of centuries
- Two double bedrooms
- Shower & bath
- 21st century fittings
- Wonderful, clever kitchen
- Parking and garage
- Masses of storage
- Bright, spacious living room
- Beautiful grounds



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The approach to the apartment is via a cobbled courtyard to the left side of the main house. A sturdy Victorian panel door opens into a light hallway that immediately pleases. From a bespoke shoe cupboard dead ahead to the elegant coat rack on the wall, a lot of thought has been put into every detail. In the kitchen, efficient storage and long work surfaces are well designed to make the very best use of every inch. And fittings such as a professional-grade stainless steel Italian cooker all tell you this was not a cheap renovation. Even the bench seating hides masses of storage while at the same time allowing this kitchen the ability to entertain a lot of guests! As packaging goes, this is up with the best of them.

Across the hall, the living room is another fine example of light maximisation, with the minimalist white decor generously lit through a window flanked by plantation shutters. It's a really good size room, with excellent proportions, but it's also been cleverly planned. The workstation to the side is fitted to allow for a genuine and effective office space that does not impinge at all on the living area. Another clever touch is the part glazed door that accesses the rear hallway, again chosen specifically to bring in good light. The hall twists and turns, with ample space for a bookcase or two.

The first of the bedrooms is accessed from here. As elsewhere, proportions are excellent, and in this case it looks out through mature shrubs across broad expanses of lawn. The dimensions are further maximised because there is a huge cupboard hidden through a doorway at the side, reducing dramatically the need for other furnishing in the room. Next door, the main bedroom is larger, but feels even more so with flush-fitting cupboards. Push the door to the far right and behind it, this wardrobe is three deep - reminiscences of Narnia! A quirk of the conversion of an old building, it ensures this bedroom has more storage than any other like it.

Serving the pair is a bathroom as cleverly packaged as any. A deep, modern, freestanding bath, with a freestanding vertical swan-neck tap is not what we expected to find. Nor is the enormous walk-in shower. And in addition, the cupboard in the corner contains the washing machine and dryer. After all, what more natural place than the bathroom to have the clothes facilities?

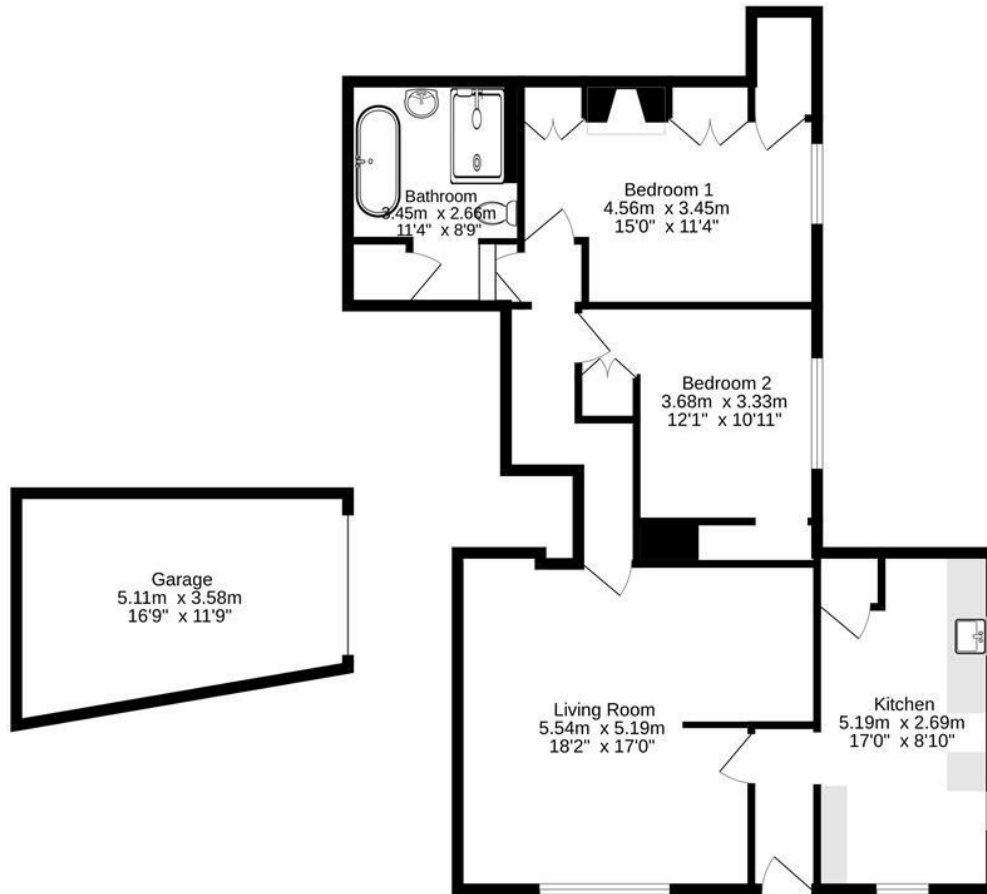
Heading outside, the spaces are surprisingly large. The driveway runs round a broad circle of lawn, to the edges of which is parking. The central lawn is large and peaceful, and around the walled borders a pleasing array of flowers and trees provide a mature and attractive setting. Continue along to 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.... In addition to general parking, this particular apartment has a very wide garage above which is a vaulted ceiling ideal for storage, and as there is also power fitted it is a very useable space.

Mains water and electric, LPG CH
Cherwell District Council
Council tax band D
£2,195 p.a. 2023/24
Share of freehold
Remaining period on lease c.950 years
Maintenance charge £3600 p.a.





Ground Floor
99.6 sq.m. (1072 sq.ft.) approx.



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TOTAL FLOOR AREA : 99.6 sq.m. (1072 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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Material Information QR Code:



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 57 | 68 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Important Notice

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