

**MANOR**

EXETER HOUSE  
KIDLINGTON | OX5 1AG



A striking Georgian residence offering versatile living accommodation throughout, with easy access to renowned schools and major transport links, Exeter House occupies a prime position within Oxfordshire.

6  3  4  E 







From charming period features to light filled open plan spaces, the perfect balance between traditional heritage and modern living.

The ground floor offers a grand entrance hall with stone floors and a leading staircase. There is a generous open plan kitchen, dining and family area, further complemented by a garden room with bi - folding doors opening onto the beautifully appointed grounds. Two formal reception rooms, a cloakroom and a utility room complete the lower level.

The upper floors are home to five well proportioned bedrooms arranged across two levels, two of which benefit from private ensuite facilities. A sizeable, recently refitted main bathroom on the first floor serves the remaining bedrooms.

The property further benefits from a fantastic one bedroom annexe, complete with shower room, kitchen, and the flexibility to serve as a home office.

The enclosed walled gardens have been professionally landscaped, and a range of charming outbuildings (including the former stables and glass greenhouse) further enhance the outdoor space."

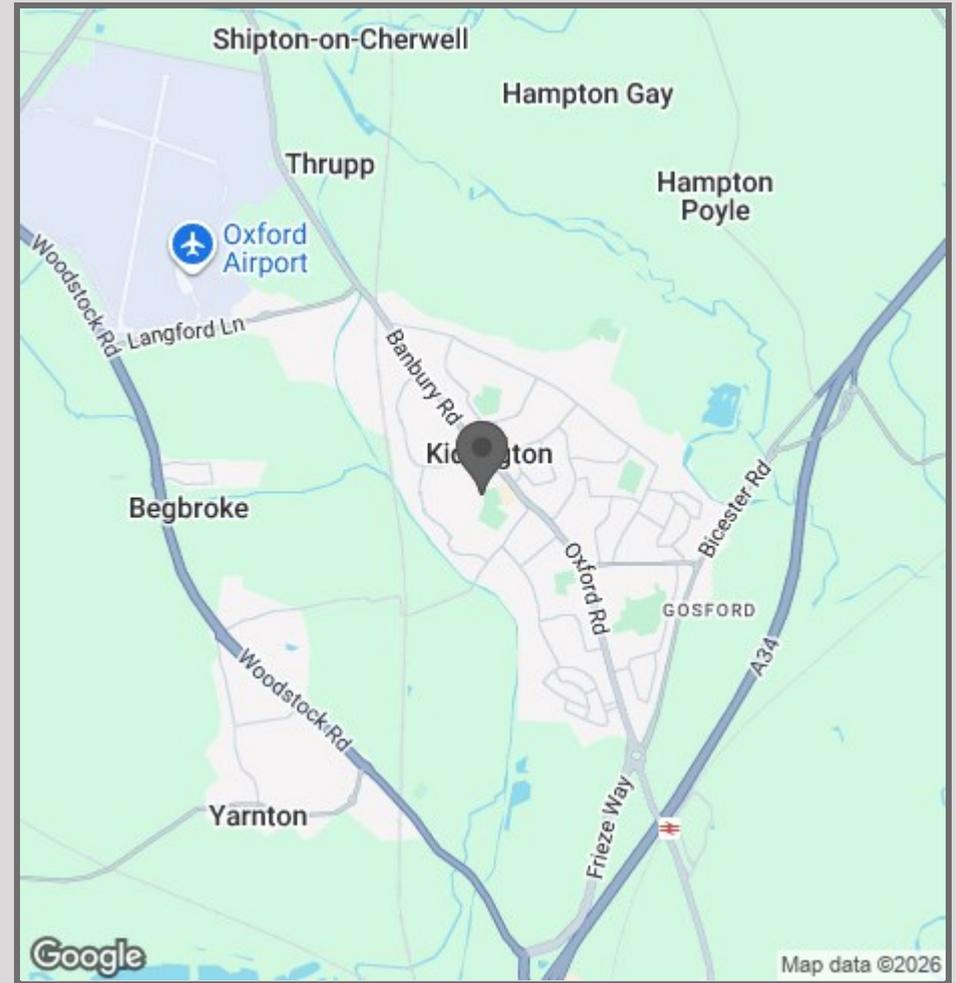
Ideally situated midway between Oxford and Woodstock, Exeter House enjoys excellent road links via the A34, A40 and M40, while Oxford Parkway station offers a regular direct service to London Marylebone. The area is well served by a strong selection of schools and is surrounded by beautiful Oxfordshire countryside, with Estelle Manor and Soho Farmhouse close by

Tenure: Freehold | Council Tax Band: G | Local Authority: Cherwell District Council





- Prime Property
- Period Character Features
- Open Aspect Ground Floor Living
- Self Contained Annexe
- Six bedrooms
- Gated Private Driveway
- Ample Parking
- Enclosed Walled Garden
- Fantastic Transport Links
- School Catchment



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# Exeter House

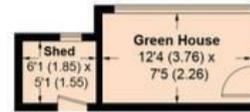
Approximate Gross Internal Area = 3,206 sq ft / 297.9 sq m

Annex = 532 sq ft / 49.4 sq m

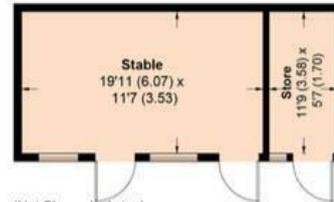
Outbuilding = 426 sq ft / 39.6 sq m

Total = 4,164 sq ft / 386.9 sq m

For identification only - Not to scale



(Not Shown In Actual Location / Orientation)



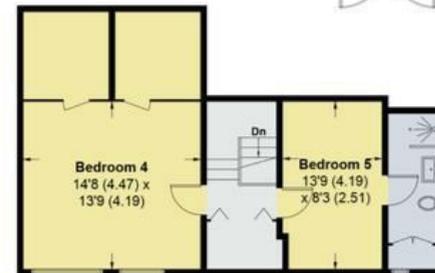
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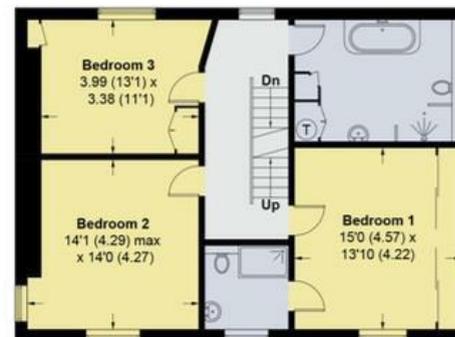
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GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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