

THE MANOR HOUSE

Magazine ➡

THE
COUNTRY
HOUSE
DEPT.



THE MANOR *House*

Toot Baldon, Oxford, OX44 9NG



The Manor is an exceptional and architecturally intriguing house. Rich in period detail and historic character, it presents a rare opportunity to restore and enhance a house of considerable distinction, thoughtfully adapted for modern family life. Outline planning permission has been secured for an imaginative programme of improvements, including a striking Philip Johnson-inspired glazed garden room overlooking the magnificent walled gardens, a traditional oak-framed three-bay garage, the creation of an additional ensuite bedroom within the roof space and a carefully considered internal reconfiguration to improve the flow of the accommodation. Throughout, the house retains an abundance of original features, including stone mullioned leaded windows, carved stone fireplaces, Jacobean oak panelling, exposed timbers and centuries-old joinery, all contributing to its remarkable sense of history. The enchanting gardens, with their ancient brick walls, mature lime avenue, orchard, greenhouse and productive kitchen garden, provide an idyllic setting for this remarkable country house and complete a property of exceptional rarity and enduring appeal.







THE FINER *Details*

Bedrooms

5

Reception Rooms

4

Bath/Shower Rooms

3

Study

1

Walled Garden

1

Garaging

Acreage

1.62

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Co-Ordinates

51°42'11"N , 001°10'46"W

Services

Mains water and electricity

Gas fired heating

Private drainage

Listing

Grade II*

EPC

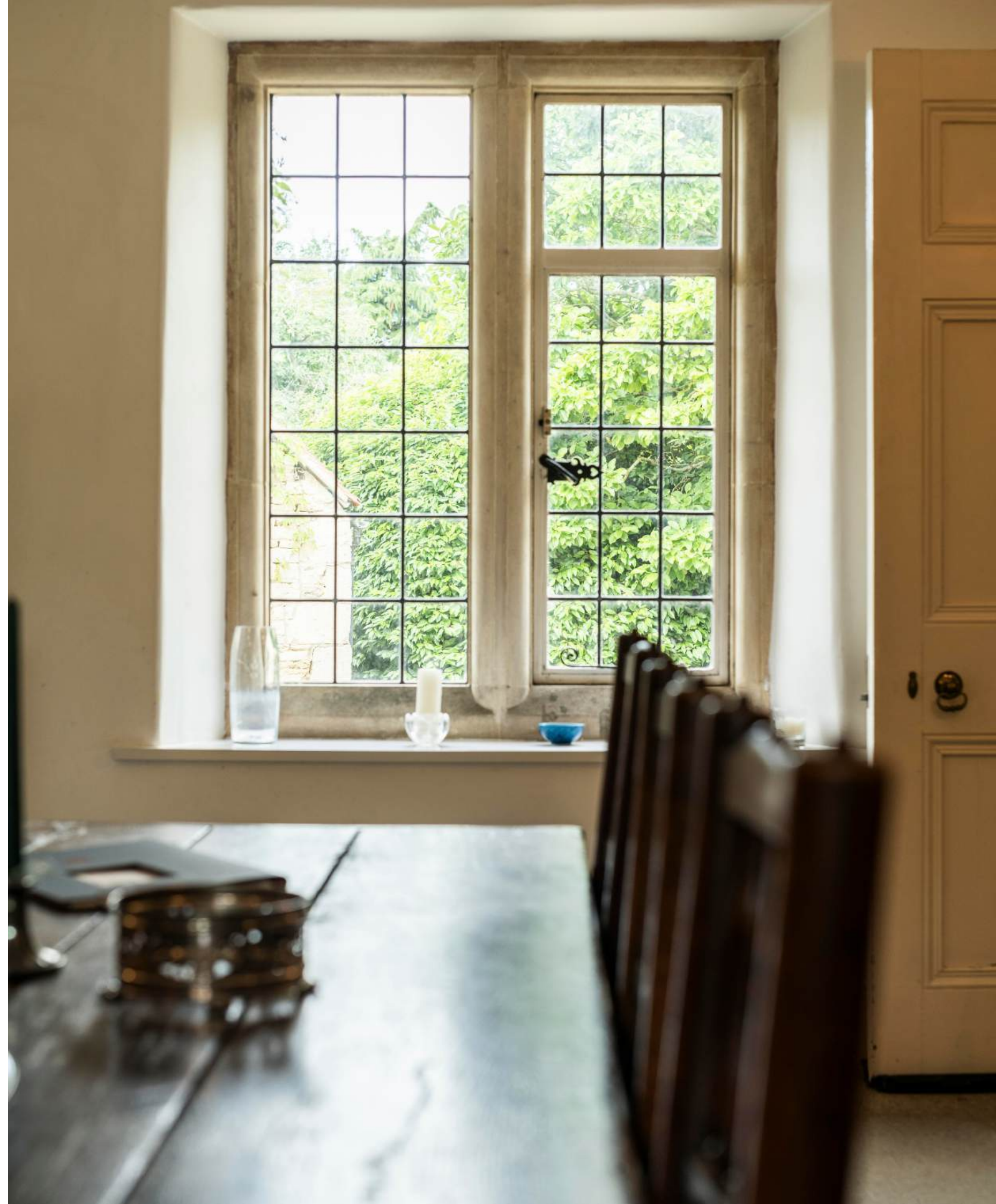
Band E

Council Tax

Band H

Local Authority

South Oxfordshire District Council













ABOUT THIS *Area*



Toot Baldon is one of South Oxfordshire's most sought-after villages, occupying an idyllic rural setting amidst rolling countryside laced with ancient footpaths and bridleways, many tracing their origins to Saxon times. At its heart lies a charming medieval church, while the much-admired Mole Inn has long been a destination for both locals and visitors. The village also supports a thriving cricket club, shared with neighbouring Marsh Baldon, reflecting its strong sense of community. Despite its peaceful setting, Toot Baldon is exceptionally well placed, with Oxford just seven miles away and excellent connections to London. Everyday amenities are available in the nearby market town of Wallingford, while Oxford offers an outstanding choice of shopping, restaurants, schools and a rich programme of cultural and sporting pursuits.











POINTS OF *Interest*



Towns and Cities

Oxford, 5.7 miles
Abingdon, 8.8 miles
Thame, 12 miles
Central London, 54 miles

Pubs & Restaurants

The Mole, Toot Baldon
The Coach and Horses, Chiselhampton
The Seven Stars, Marsh Baldon

Train Stations

Oxford Station 8 miles
(London Paddington from 1 hour)
Didcot Station 11 miles
(London Paddington from 37 minutes)

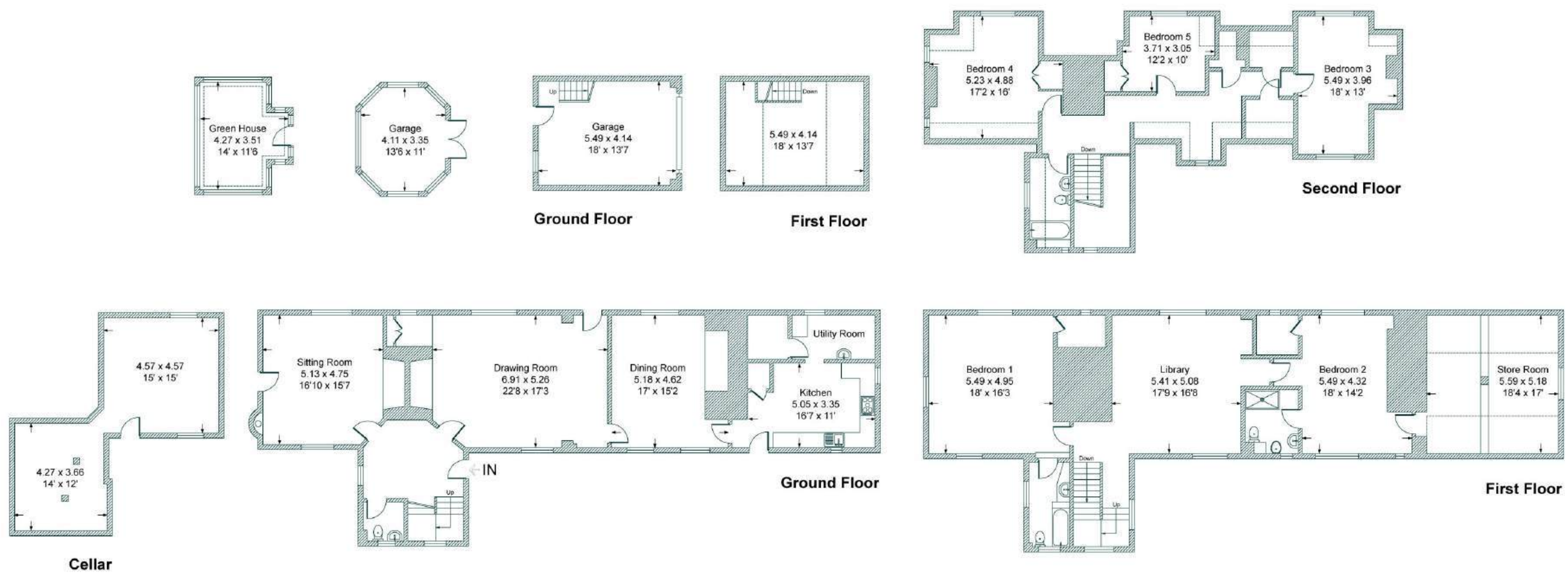
Airports

London Heathrow, 43 miles
London Luton, 61 miles
Birmingham, 71 miles



FLOORPLANS

The Manor House



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Total - 496.1 sq m / 5,342 sq ft
House - 426.1 sq m / 4,587 sq ft | Garage - 45.1 sq m / 486 sq ft | Outbuilding - 24.9 sq m / 269 sq ft

AREA GUIDE

Oxfordshire 🍷

From the Riverside glamour of Henley in the South to Banbury's glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country's finest restaurants and retreats including the renowned Soho Farmhouse and Estelle Manor. Lovers of the outdoors are spoilt for choice with the walks along the Thames Path which winds its way through the heart of the county and also the The Ridgeway, an iconic national trail.

Walking - Wittenham Clumps

Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths.

Eating Out - Le Manoir aux Quat'Saisons

Described as "a twist of imaginative genius", Raymond Blanc's vision for Le Manoir aux Quat'Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

Event - Henley Royal Regatta

A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July.

Day Out - Blenheim Palace

A monumental country palace in Woodstock. The palace, one of England's largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.



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