



**NOKE, OXFORD, OX3**  
£10,000 per month\*

**Carter Jonas**



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# NOKE, OXFORD, OXFORDSHIRE, OX3 9TU

- 6 bedrooms
- 6 bathrooms
- 4 reception rooms
- edge of village location
- unfurnished
- swimming pool
- tennis court

## THE PROPERTY

The house has been renovated and extended with many period features still remaining offering practical and comfortable living. The farmhouse is approached from the main private farm drive, with private parking area with a front formal garden.

The entrance door leads into a large entrance hall with adjacent utility area and doors to the garden patio and walled garden. To the right of the front door is a large drawing room with exposed beams, open fireplace with three double doors leading out to the garden. To the left of the entrance hall is the dining room with integral storage and woodburner. There is a good sized family kitchen an electric Aga and access to the garden. In the eastern part of the property is a snug with fireplace and adjoining conservatory with views across the garden and direct access onto the patio. The study with double aspect windows includes a woodburner and an adjoining storage room.

To the first floor is the principle bedroom with double aspect windows with an ensuite bathroom. Opposite is a wood panelled sitting room with woodburner. A family bathroom and double bedroom with character fireplace and a further two ensuite double bedrooms are located on the first floor. Two further double bedrooms are located on the second floor accessed by individual staircases. The first located to the eastern elevation boasts character beams, ensuite bathroom and a small wooden mezzanine floor. The sixth bedroom is located on the far western elevation with dormer windows and an adjoining bathroom.

## Gardens and Grounds

The walled garden to the west of the house is mainly laid to lawn with flower beds throughout and borders to the edge with an orchard and wild meadows and a terrace area. A heated swimming pool with a flexible pool house/cover and well-maintained tennis court sits at

**Manor Farmhouse is an impressive Grade II Listed stone built farmhouse dating back partly to the 16th Century with stunning gardens, a covered swimming pool and tennis court situated on the edge of the village.**





the bottom of the garden.

To the eastern and northern elevation of the farmhouse is a paddock, which is part post and rail fenced and part surrounded by natural hedgerows with a pond.

An outbuilding is located within close proximity to the farmhouse and offers a garage, garden store and workshop with an electric car charging point.

Available end of August or early September for a minimum 12 month term on an unfurnished.

Council Tax Band H - Please see Cherwell District Council for details.

The property is freehold with a very low flood risk.

Mains electricity and solar photovoltaics. Mains water and drainage are connected.

Internet & Mobile, Gigaclear broadband is available. Further information on availability and speeds can be found on the Ofcom website.

Holding deposit = 1 weeks rent £2307.00

Deposit = 6 weeks rent @ £10,000 pcm = £11,538

## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Cherwell District Council - Council Tax Band H







#### IMPORTANT INFORMATION

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