



Manor Farm
Queen Catherine Road | Steeple Claydon | Buckinghamshire | MK18 2QF

FINE & COUNTRY

MANOR FARM

This beautiful home, which also boasts a large self-contained annex and around two and a half acres of stunning grounds, occupies an exceptionally picturesque location on the edge of the lovely Buckinghamshire village of Steeple Claydon.



A wonderful detached Country home which offers the ultimate in privacy and flexible accommodation throughout.

Rebuilt in the 1990s and extended in 2010, a huge amount of love and care has been put into Manor Farm to provide a truly exceptional home.

Upon entering, the reception hall has slate flooring, stairs rising to the upper level, and a door opening out to the rear which gives an immediate first view of the stunning backdrop of the rolling countryside.

The breakfast kitchen has slate flooring, a vaulted ceiling, space for a table to seat eight guests, ample work surfaces, integrated double oven and five ring gas hob, a velux window which provides excellent natural light, French doors to the rear, a stable door to the rear, and access to the utility room.

The utility room has space for appliances and access to the cloakroom/WC.

The beautiful oak framed orangery has underfloor heating, slate flooring, exposed oak beams, full height windows, space for a table and sofas, and French doors which open out to the rear garden.

From the orangery, double doors lead to a vast dining/sports room.

With the original intention to create additional living for a carer or house keeper, self contained living is certainly offered.

There is room for a full sized snooker table with stairs leading up to the upper level.

The kitchenette is a very useful addition and access is provided to a further cloakroom/WC.

Above, there is a double bedroom which has French doors to a Juliet balcony and a door to the en-suite shower room.

Without doubt, one of the most impressive rooms at Manor Farm is the drawing room.

With wooden flooring, a vaulted ceiling where exposed beams are visible, and the wood burning stove which sits in a large brick built fireplace, plenty of character is afforded.

There are three windows to the front and two windows, along with French doors to the rear.

The sitting room has wood flooring, a wood burning stove, a window to the side elevation, a door to the rear and stairs which lead up to a superb office which is fitted to provide work and storage space, whilst windows provide breath taking countryside views.









Seller Insight

“The house began life as an agricultural barn, but that was knocked down a good few years ago by a developer, who then used the original materials to build the house from scratch,” says the owner. “Not long after we bought the property we proceeded to add the annex, a really stunning orangery as well as a detached garage so it's now a lovely big family home. The character and potential to further enhance the house were definitely two of the things that attracted us to it, but most of all, I think we'd both agree that it was the setting that proved to be the biggest selling point. The property sits on the edge of the village, well away from the road at the end of a long, sweeping driveway, and all around we enjoy wonderful views of our grounds and mile upon mile of rolling countryside. It's a beautiful spot, very peaceful and private, but we're just a stone's throw from the centre of the village so amenities such as the doctor's surgery, the dentist, the little primary school and a good range of shops are all within walking distance.”

“One of the many things we love about the house is the fact that it has the character of a barn conversion, but because it was rebuilt from scratch, it has all the benefits of a modern home, as well as a layout that's really conducive to both busy family life and entertaining. It's also been designed to take full advantage of the setting. The lovely big windows frame the views, and the orangery allows us to bring the outside in, whatever the weather.”

“The gardens and grounds are an amazing feature of the property, and they wrap right the way around the house so every room has a lovely outlook. We had them professionally landscaped a number of years ago so the planting is really mature and there are lots of different areas for sitting out and relaxing in, and it's also a fantastic space for young children. We have open lawns, a wooded area that's a haven for wildlife, there's a vegetable garden, a pretty summerhouse and a BBQ hut that we use all year round. Every part has a different feel and a different view, but the whole space is really peaceful and completely private.”

“The main lounge is one of our favourite rooms because it has a great big window facing out across the garden and the surrounding countryside. It's a lovely quiet place to just sit and enjoy the gorgeous view.”

“The location of the house is absolutely idyllic. We have open countryside all around, the pretty village church is just next-door, and the property as a whole is completely hidden from view so we've enjoyed complete and utter privacy. However, we can walk into the village which has a bakery and a pub, enjoy a leisurely stroll through the countryside to a National Trust property, we're in close proximity to a number of well-served towns, and we benefit from excellent local transport links plus good communication to airports. We also have a good selection of really excellent schools close by so it's a fantastic place to raise a family.”

“The house is gorgeous as it is, but there's the potential to do more to the property as a whole. The detached garage has the potential to be converted into self-contained accommodation, and there's more than enough room to add either an outdoor swimming pool or a tennis court within the grounds.”

“The house has been an amazing family home, but it's the utter peace and privacy of the setting that we'll miss most, and of course those spectacular views,” says the owner.*

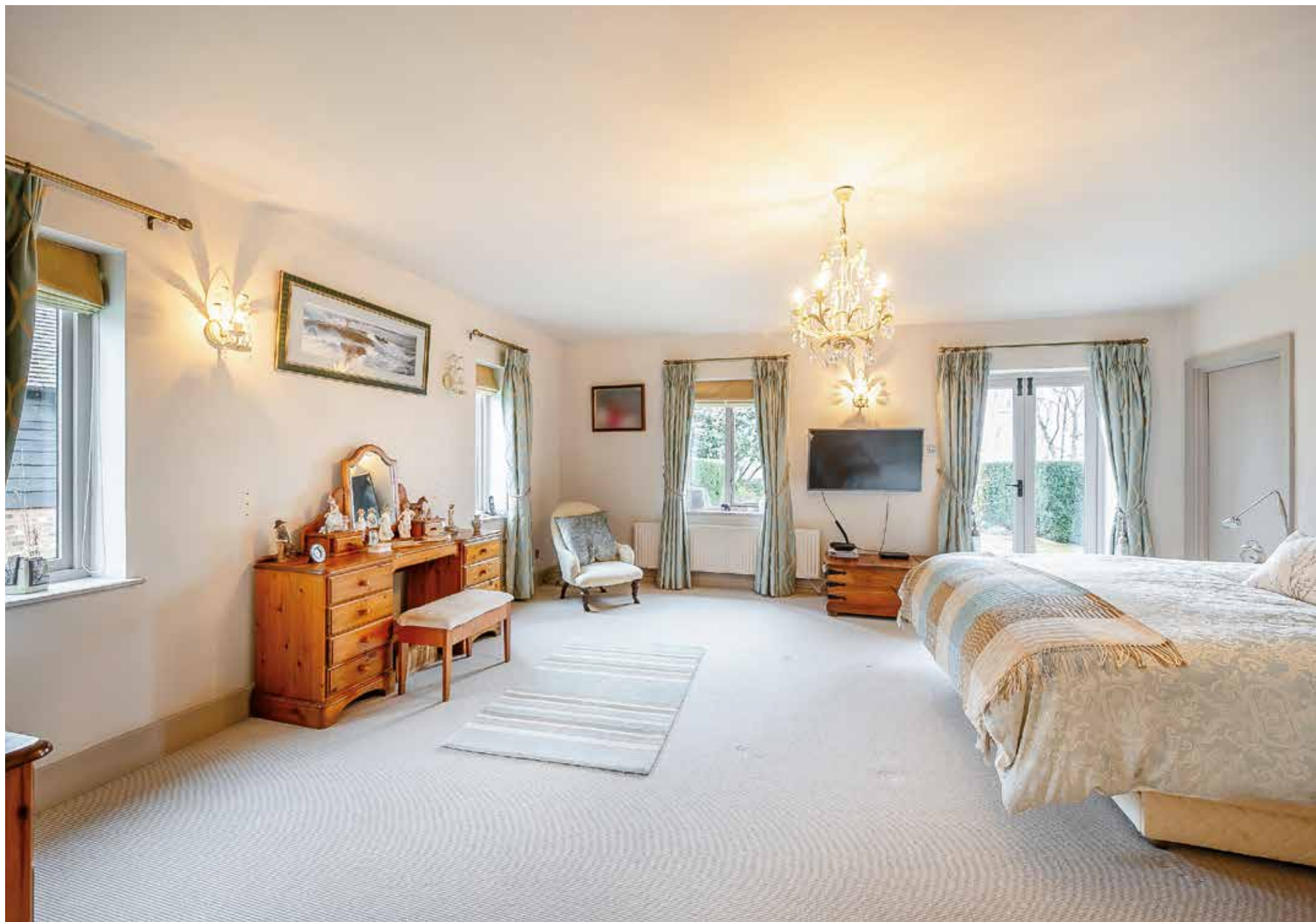
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













French doors lead to a balcony where those views really can be enjoyed.

To the left of the reception hall, the bedroom wing can be found.

The feature bedroom is of an excellent size and has two windows to the rear, a window to the side and French doors opening out to a wonderful sun deck.

Access is provided to a well equipped dressing room and a stunning en-suite with underfloor heating, a central bath and separate walk in double shower.

There are two further double bedrooms located within this wing, one with two windows to the front and one with a window to the rear which are serviced by a beautiful shower room which has underfloor heating and a walk in double shower.

To the first floor, the landing provides access to a lovely guest bedroom which has two windows which provide even more far reaching countryside views, with access provided to an en-suite that has a bath and separate shower.

Across the landing is the seventh double bedroom, currently used as a craft room with two windows to the rear and a window overlooking the reception hall.







Manor farm also benefits from a double garage which has an electric up and over door, power and light and is adjacent to the annexe.

The annexe provides a great deal of flexibility and is arranged over two levels.

To the ground floor, there is a good sized room which is currently used as a gymnasium but could potentially be converted into a sitting room with kitchenette.

There is also a cloakroom/WC, whilst to the first floor, there are two good sized rooms, providing a good opportunity for a teenage suite or to have an elderly relative living within the grounds whilst retaining their own independence (conversion subject to the relevant permissions).

The property sits within around two and half acres of immaculate grounds where extensive landscaped can be explored.

There is a beautiful sun terrace with a hot tub, a Summerhouse, greenhouse, a garden BBQ lodge and useful storage shed, whilst to the front of the property, there is ample parking for around twelve cars.

A home of grandeur and flexibility which must be viewed to be appreciated.

NO UPWARD CHAIN

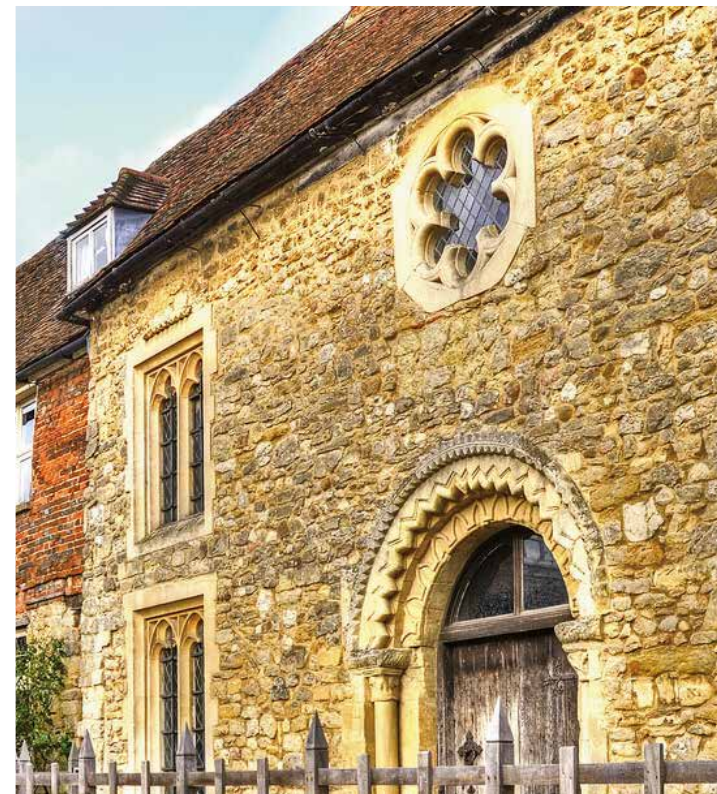






LOCATION

Steeple Claydon is situated around six miles South of Buckingham and is conveniently located for the M40 and M1 which provide easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour. There are also good public and private schools nearby.





Services

Klargester sewage treatment plant
Mains water, gas and electricity

Tenure

Freehold

Local Authority

Aylesbury Vale

Council Tax Band: G

EPC Rating: C

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01295 239666

Website

For more information visit www.fineandcountry.com/uk/banbury

Opening Hours:

Monday to Friday	8.00am - 8.00pm
Saturday	9.00am - 5pm
Sunday	10am - 4pm



Offers over £2,000,000

Manor Farm, Queen Catherine Road, Steeple Claydon, Buckingham

Approximate Gross Internal Area

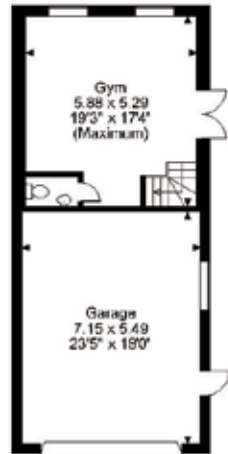
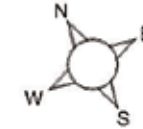
Main House = 4049 Sq Ft/376 Sq M

Garage = 423 Sq Ft/39 Sq M

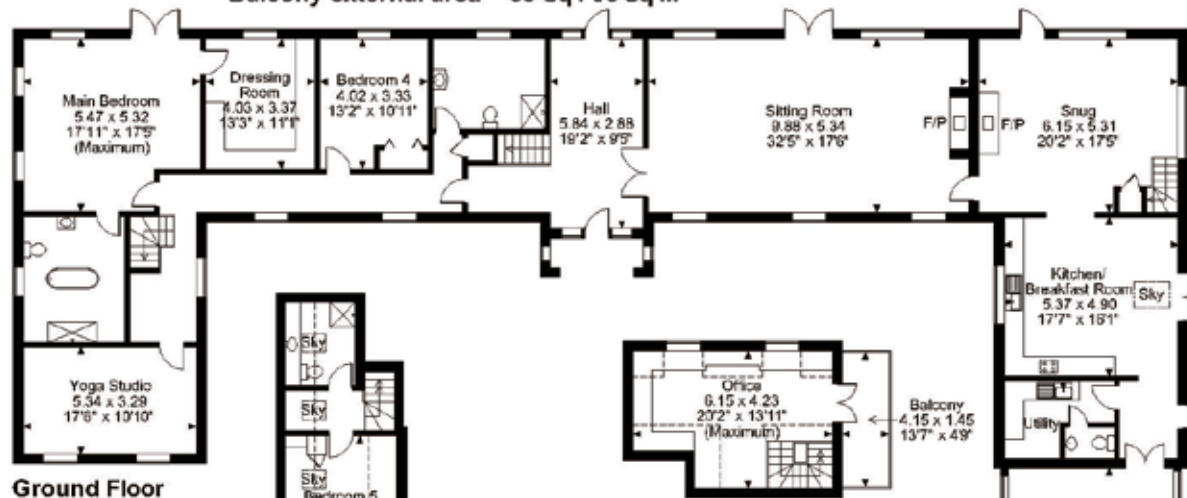
Annexe = 714 Sq Ft/66 Sq M

Gym = 585 Sq Ft/54 Sq M

Balcony external area = 65 Sq Ft/6 Sq M



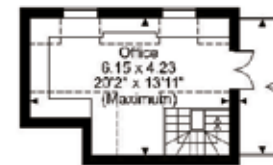
Garage Ground Floor



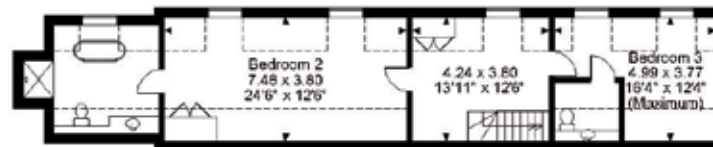
Ground Floor



Floor Above Yoga Studio



Floor Above Snug



First Floor

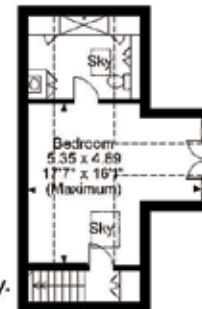
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

Garage First Floor

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Annexe First Floor



Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





TERRY ROBINSON PARTNER AGENT

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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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