



Yarnton Manor

YARNTON, OXFORDSHIRE

Carter Jonas



YARNTON MANOR
CHURCH LANE
YARNTON
OXFORDSHIRE
OX5 1PY

An historic Grade II* listed Jacobean manor house with magnificent Grade II listed gardens and a substantial portfolio of ancillary houses, cottages and student accommodation.

Currently in educational use but with potential for change of use to residential and with further development potential.

3,284 sq m (35,376 sq ft) of excellent accommodation.

In all 29.5 acres (11.9 hectares).

Available as a whole or in lots.

Woodstock 4 miles,
Oxford City Centre 5 miles,
M40 (Junction 8) 12 miles,
Heathrow 50 miles, Central London 59 miles.



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29.5 ACRES

11.9 HECTARES

LOCATION

Yarnton Manor is the principal house in the attractive village of Yarnton which is midway between the university city of Oxford and Woodstock, famous for Blenheim Palace. Yarnton Manor has retained a rural village feel, being situated in open countryside and postioned around the village church.

Yarnton has a number of local amenities including village shops, pubs, church and primary school. A wider selection of local facilities can be found in Woodstock whilst Oxford’s amenities include an excellent range of shops, many leading independent schools, theatres and hospitals.

Communications are very good; London is easily reached by the M40 with junction 8 (approximately 12 miles) giving direct access to the motorway network and Heathrow airport. There are regular train services from Oxford Parkway Station to both London Marylebone (45 minutes) and London Paddington (60 minutes). Oxford University’s Begbroke Science Park and London-Oxford Airport are both located within 3 miles.

Sporting and leisure facilities include the David Lloyd and Nuffield health clubs in Oxford and golf at The Oxfordshire (Thame) and Frilford Heath.

The surrounding picturesque countryside includes Blenheim Palace and its world renowned parkland providing attractive scenery, wonderful walking and riding. There are many bridleways and footpaths across the neighbouring open countryside.



HISTORY

The origins of Yarnton Manor go back to Norman times. From 1580 to 1712 it belonged to the Spencer family. Sir Thomas Spencer transformed it into a splendid mansion in the Jacobean style rebuilding it in around 1611 to fill three sides of a courtyard and making it one of the largest houses in the country, with wings projecting from the ends of today’s house towards the adjoining church of St Bartholomew. Sir Thomas also added the Spencer chapel inside the church and rebuilt the church tower, which is also dated 1611 and inscribed with his initials.

Sir Thomas was ready for attacks on his home; there is a ‘secret room’ over the main doorway with circular apertures to either side of the Spencer coat of arms providing musket loops for defending the courtyard. During the Civil War (1642-1651) the Manor was used as a military hospital for the King’s troops. Forty Royalist soldiers are buried in the churchyard.

The Manor was purchased from the Spencers in 1695 by Sir Robert Dashwood who demolished the original dancing gallery and removed much of its stone to build his own mansion at nearby Kirtlington. It may have been at this point that the side wings were removed.

The Manor was largely neglected by the Dashwood family, who let it to a succession of families as ‘Manor Farm’ for some 150 years. In 1893 a local historian described it as ‘shorn of all its glory...alone in the farmyard’. This neglect meant that the house escaped modernisation in the Palladian style, remaining essentially a dilapidated farmhouse but retaining many original features including fine panelling and the fireplace in the Long Gallery, the screen and fireplace in the Main Hall and rare examples of marbling and graining.

“The property is ideal as a family home and well suited for entertaining”

Yarnton Manor was bought from the Dashwoods in 1897 by H R Franklin, a church and house restorer from Deddington. In the same year Thomas Garner, a celebrated Victorian architect with whom Franklin had collaborated previously, embarked on restoration work, carefully copying new details from old and making additions and repairs which, now that they have weathered, blend in with the earlier fabric.

Only a fragment survived from Sir Thomas Spencer's original 17th Century house. The north and south wings flanking the forecourt had gone, as had the arched gateway across the open side of the court. But the large windows flanking the typically Jacobean porch are original.

Garner rebuilt the last bay on the southern end of the façade and added the three elegant curlicue gables to the front. Garner also restored the grounds in the Jacobean style, creating a carriage drive and lawn to the front of the building and a delightful west facing garden to the rear with a raised lawn and walkway.

In the 1930s the property belonged to George Alfred Kolkhorst, reader in Spanish at the University and a passionate collector who entertained liberally. John Betjeman was a frequent guest and described the house as '...more fantastic than ever'.



DESCRIPTION

Currently a manor house campus, offering an unrivalled range of education and accommodation facilities with 3,284 sq m (35,376 sq ft) of accommodation standing in 11.9 hectares (29.5 acres), Yarnton Manor will have appeal to a number of different end users including those from the education sector, private residential buyers and other commercial operators/investors (subject to the necessary consents).

THE MANOR

The Manor is approached through fine stone gate piers adjacent to the church with a tree lined drive culminating in a magnificent gravelled and lawn turning forecourt to the front of the manor itself.

As one would expect of a Grade II* listing, the house retains many distinctive period features internally and externally. The magnificent architectural detailing including shaped gables with obelisk finials, carved crest, fluted spilasters and large mullioned windows. Internally these details include fabulous carved and moulded stone or timber fireplaces and overmantels, original flagstone floors, elaborately panelled rooms, intricate carved timber detailing and doors, plastered ceilings and a substantial Jacobean style carved timber staircase.

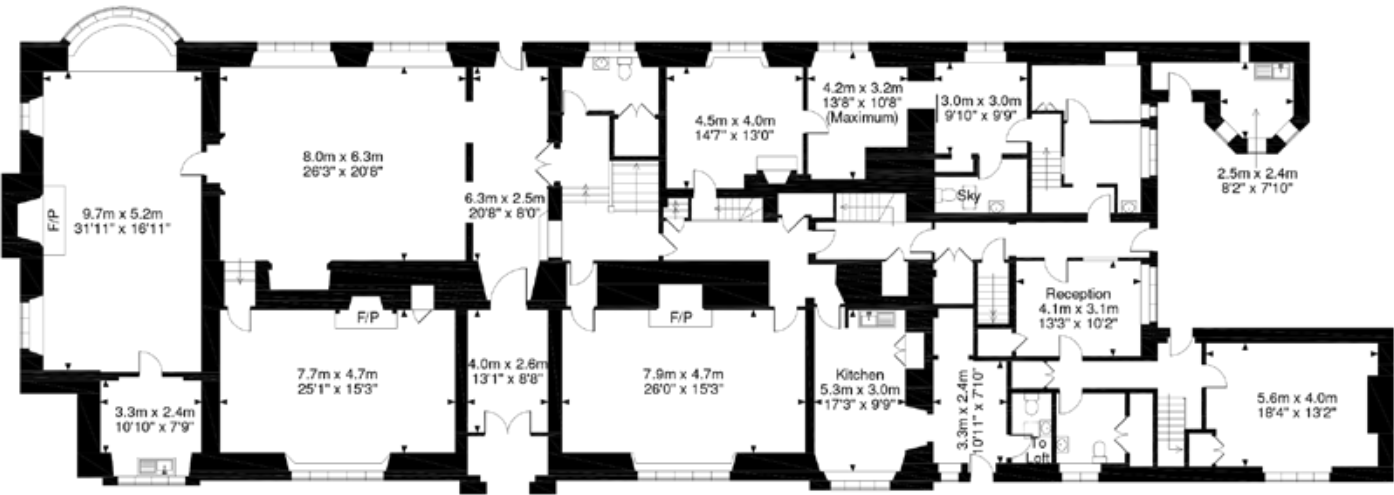
Having been in institutional use recently the original character of the rooms has been preserved and whilst the manor house would benefit from some updating, it would work extremely well as a family

home and is ideal for entertaining with a large reception/dining hall leading to three generously proportioned reception rooms overlooking the gardens to the front and rear.

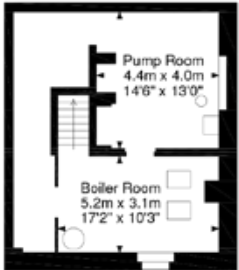
From the hallway, steps lead to further accommodation on the ground floor, including a series of service rooms and offices. From the inner hall the staircase rises to a galleried and part panelled landing off which doors lead to the original saloon and bedroom suites. Two further staircases rise to the second floor accommodation. Situated to the side of The Manor is the north wing which currently provides further office accommodation but again could convert to residential use if required.

FLOOR PLAN

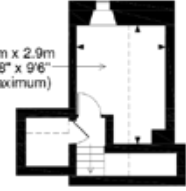
THE MANOR
11,392 sq ft (1,057 sq m)
(Excludes Restricted Head Height)



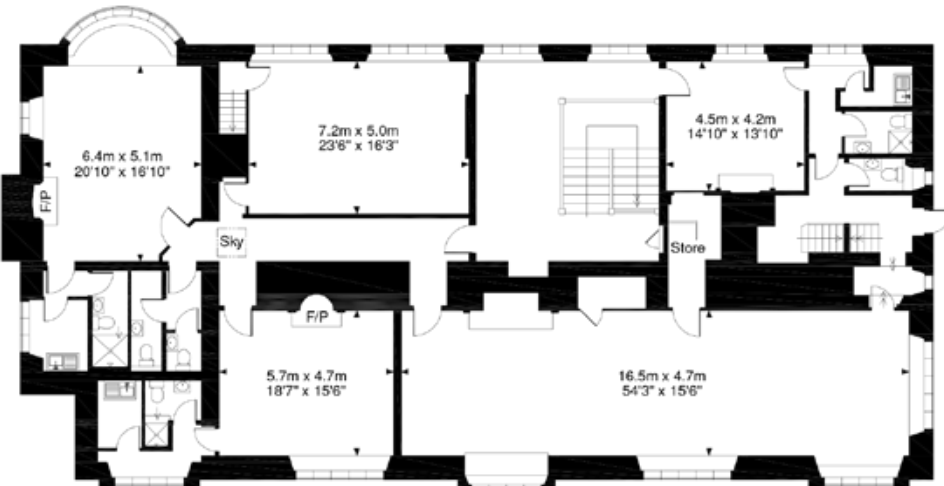
GROUND FLOOR



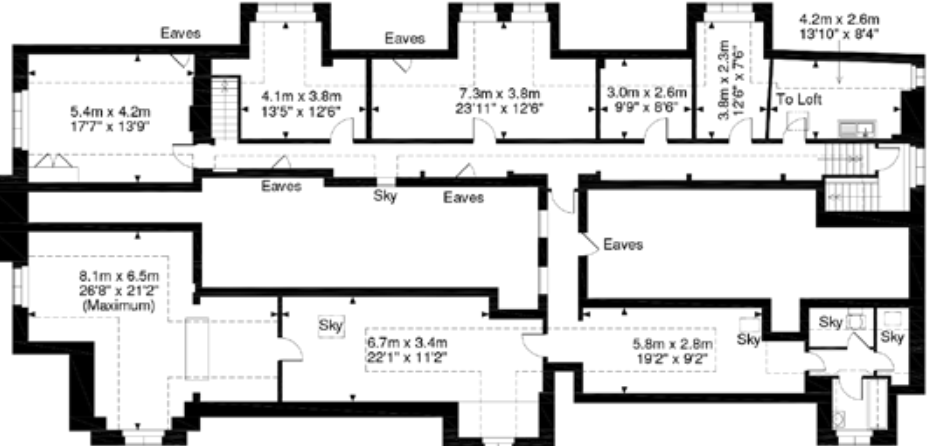
BASEMENT BELOW RECEPTION



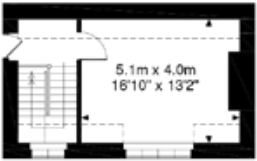
BASEMENT



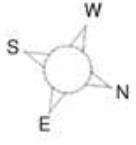
FIRST FLOOR



SECOND FLOOR



FIRST FLOOR





THE COTTAGES AND BARN

In addition to The Manor there are three two bedroom detached cottages situated within the grounds together with a large tithe-barn style stone. The Barn, formerly a substantial library, has recently been refurbished to provide an excellent mix of spaces, including a large open plan office space, which could readily function as offices, gallery or function space, together with a number of other smaller offices and meeting rooms.

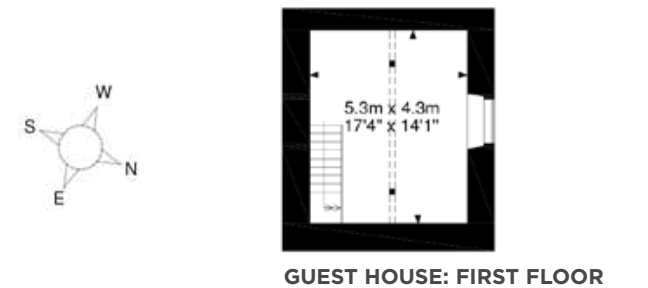
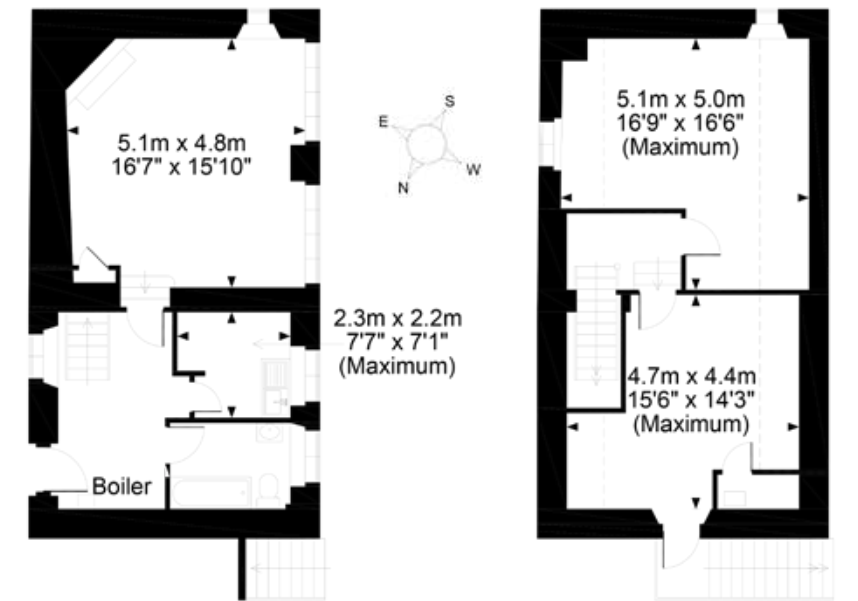
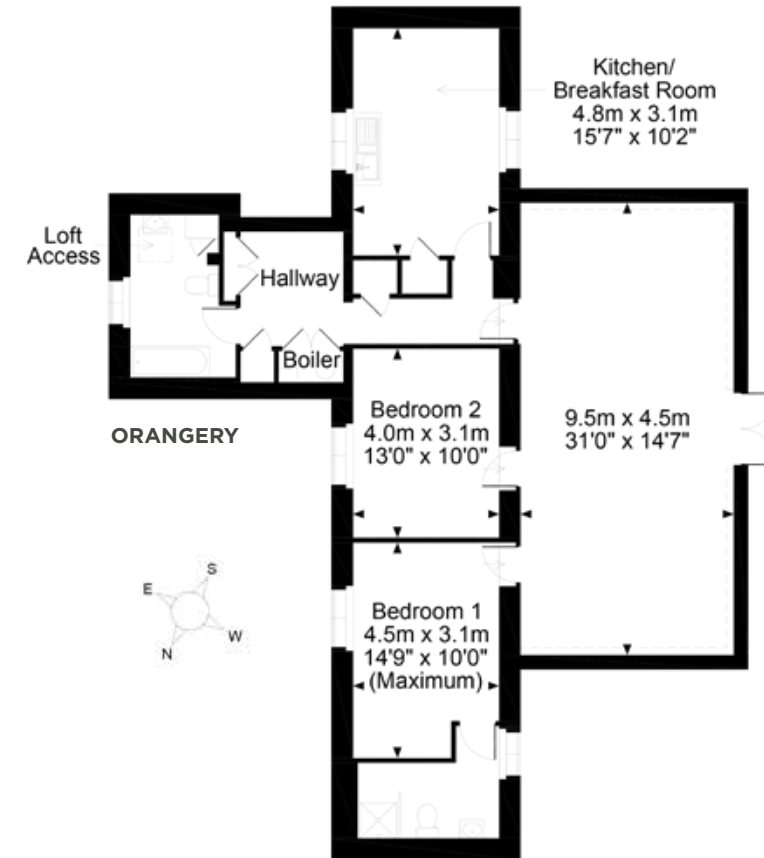


FLOOR PLAN

ORANGERY
Approximate gross internal area:
 1,187 sq ft (110 sq m)

APPLE LOFT
Approximate gross internal area:
 849 sq ft (79 sq m)

GUEST HOUSE
Approximate gross internal area:
 1,007 sq ft (94 sq m)





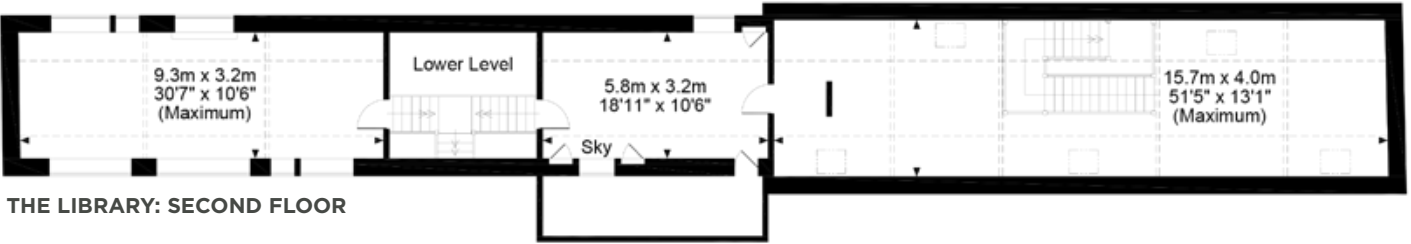
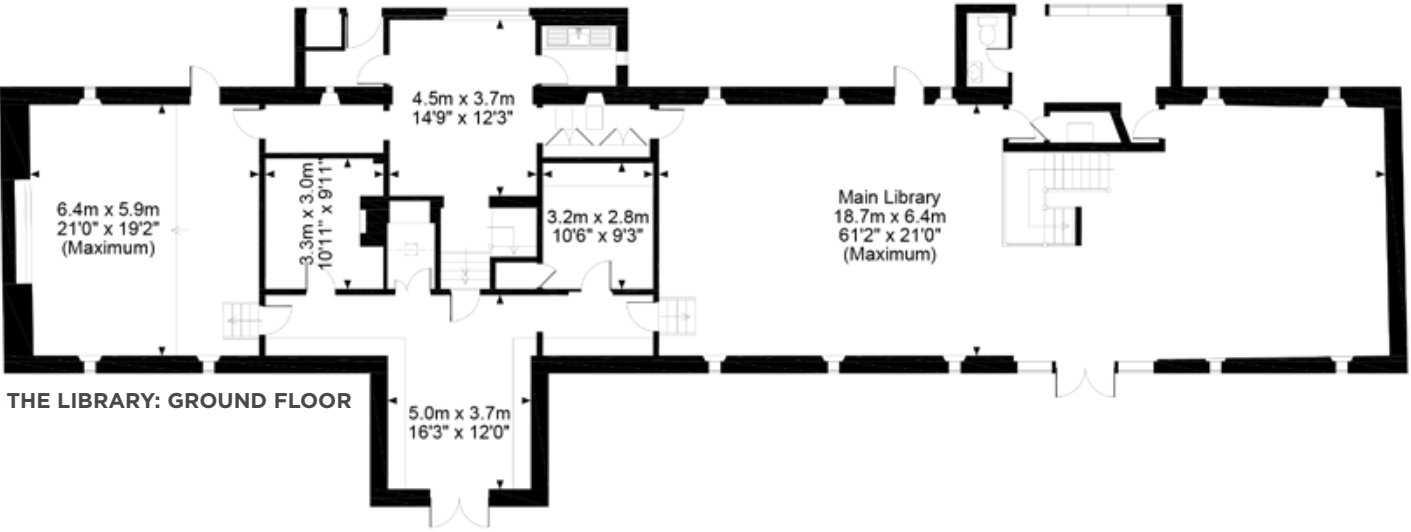
THE GARDENS AND GROUNDS

The gardens at Yarnton Manor are particularly fine and are listed in their own right and include elegant walled gardens, terraces and walkways. There is an orchard and to the rear of the gardens are paddocks and woodland. In all about 10.5 hectares (26.0 acres).

FLOOR PLAN

THE LIBRARY
Approximate gross internal area:
 4,197 sq ft (390 sq m)

THE LIBRARY BARN



32 CHURCH LANE

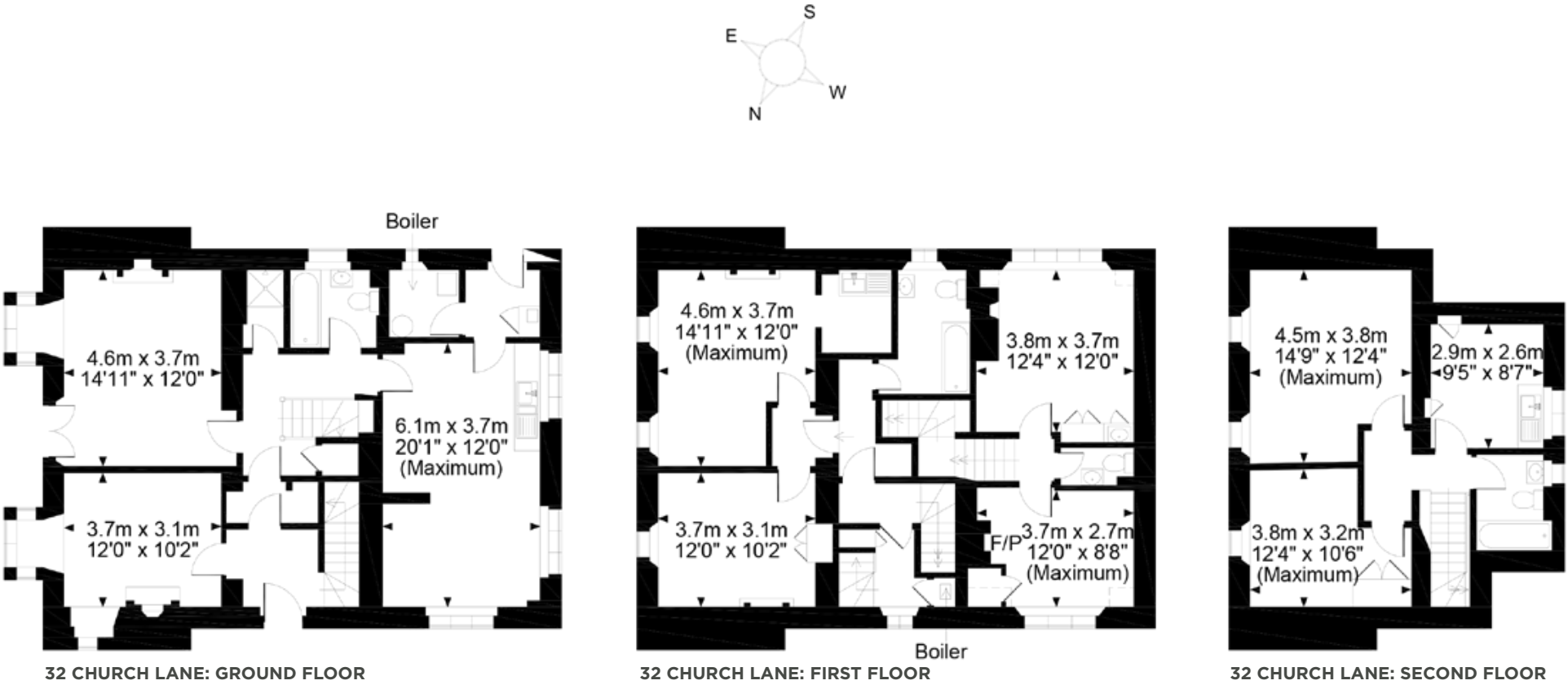
Situated to the north of the church is the grade II listed former vicarage dating from the mid 18th Century. Approached from Church Lane and enjoying a large walled garden to the front and side, the property has extensive accommodation over three

floors together with potential to create a six or seven bedroom house with annexe style accommodation in an outbuilding to the rear.

In all about 0.2 hectares (0.5 acres).

FLOOR PLAN

32 CHURCH LANE
Approximate gross internal area:
2,362 sq ft (219 sq m)





DASHWOOD HOUSE AND 36, 38 & 40 CHURCH LANE

An exciting development opportunity comprising a purpose built student accommodation building, a pair of semi-detached cottages, an attractive detached house and adjoining car park. Dashwood House has sixteen large student bedrooms with extensive communal facilities. Planning consent has been previously granted, albeit now expired, for the change of use of 36 / 38 Church Lane to a private dwelling house as well as the student building and adjoining car park as three detached dwelling houses. In all about 0.35 hectares (0.8 acres).

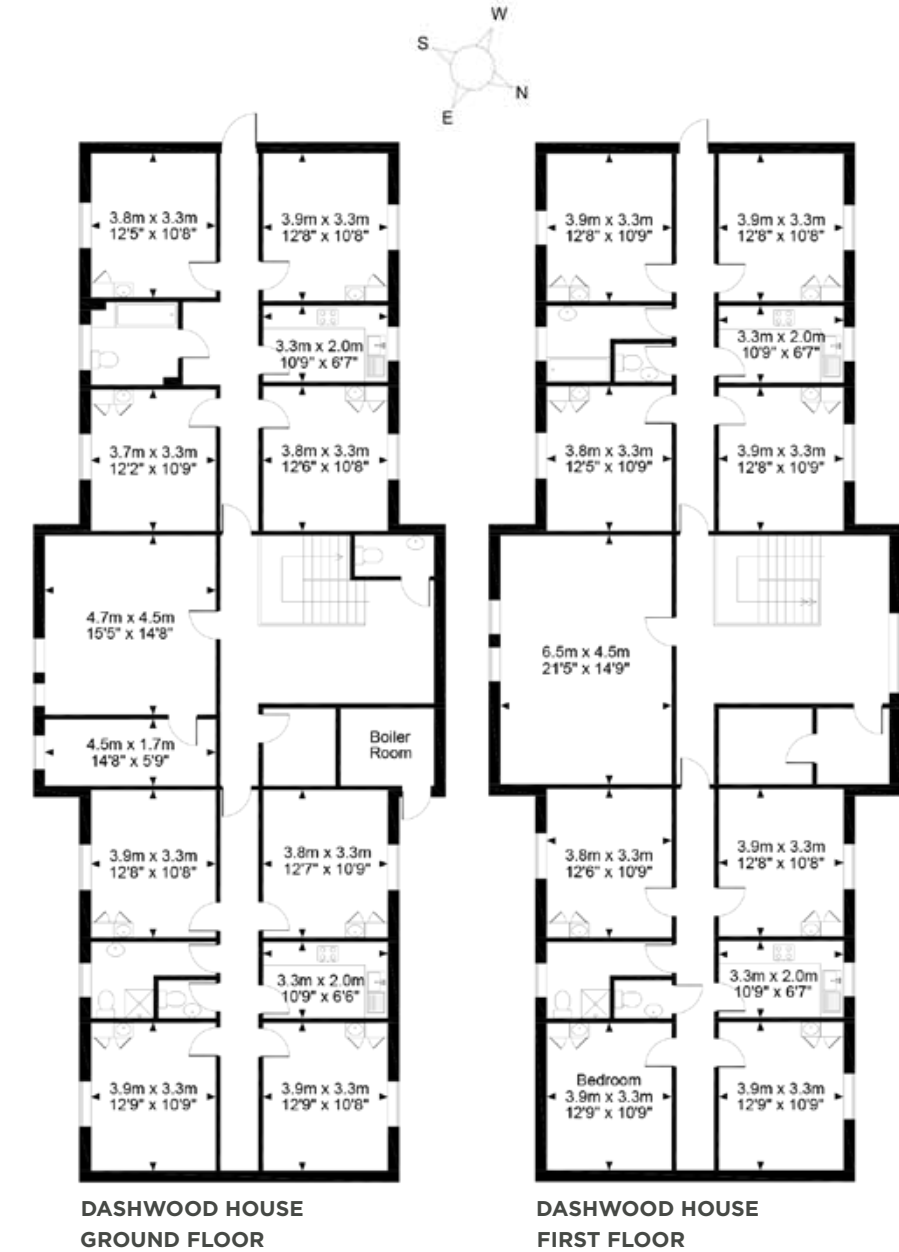
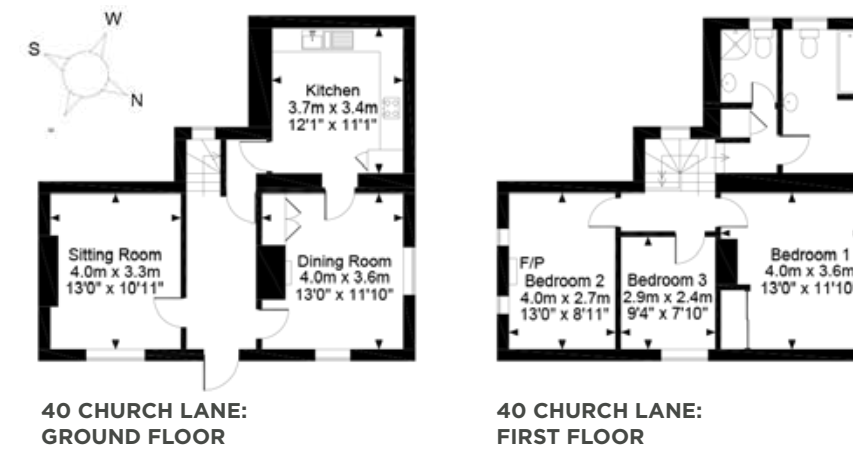
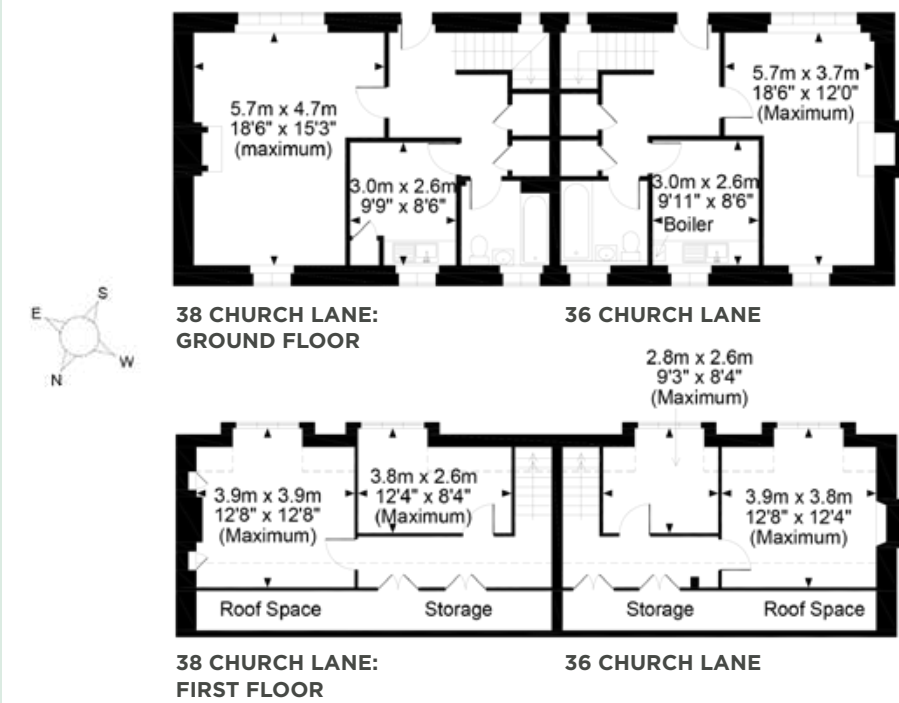
FLOOR PLAN

36 CHURCH LANE
Approximate gross internal area:
688 sq ft (64 sq m)

38 CHURCH LANE
Approximate gross internal area:
775 sq ft (72 sq m)

40 CHURCH LANE
Approximate gross internal area:
958 sq ft (89 sq m)

DASHWOOD HOUSE
Approximate gross internal area:
4,801 sq ft (446 sq m)





MANOR FARM

Lying to the south of Yarnton Manor and adjacent to the woodland and paddocks of The Manor is a courtyard of traditional stone barns recently converted to provide one three bedroom and six two bedroom apartment-style cottages. Apartments 6 and 7 were converted as a single dwelling and could readily return to being a single house. There is a further building currently used as an office annexe. Planning consent has previously been granted, albeit now expired, for the redevelopment of the barn as a detached dwelling. In all about 0.9 hectares (2.2 acres).

FLOOR PLAN

Approximate gross internal area:

MAIN HOUSE: 1,139 sq ft / 106 sq m

APARTMENT 1: 690 sq ft / 64 sq m

APARTMENT 2: 556 sq ft / 52 sq m

APARTMENT 3: 585 sq ft / 54 sq m

APARTMENT 4: 743 sq ft / 69 sq m

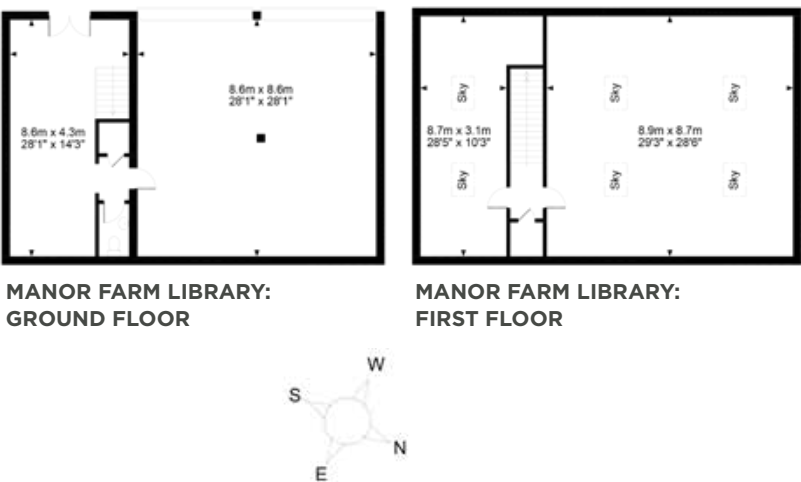
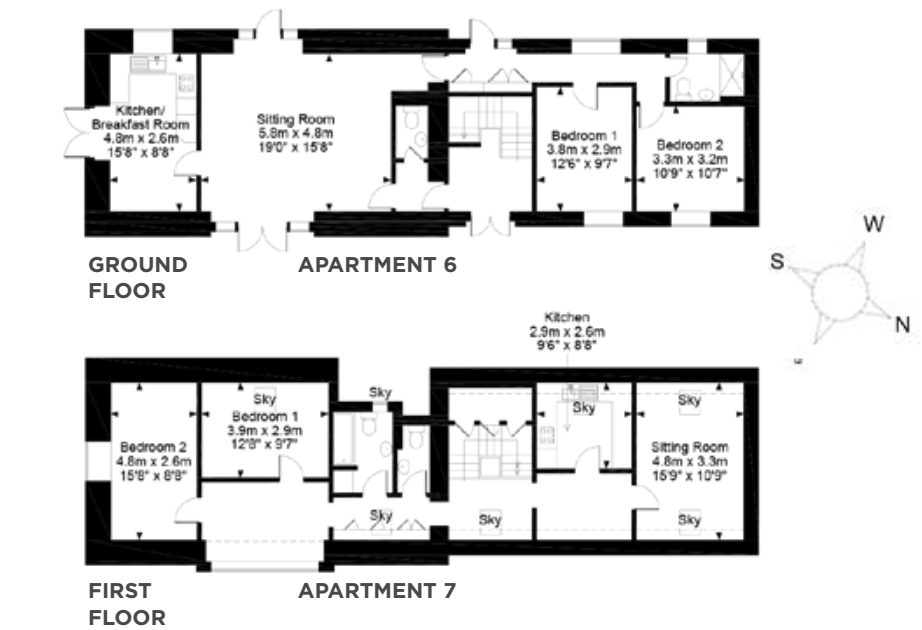
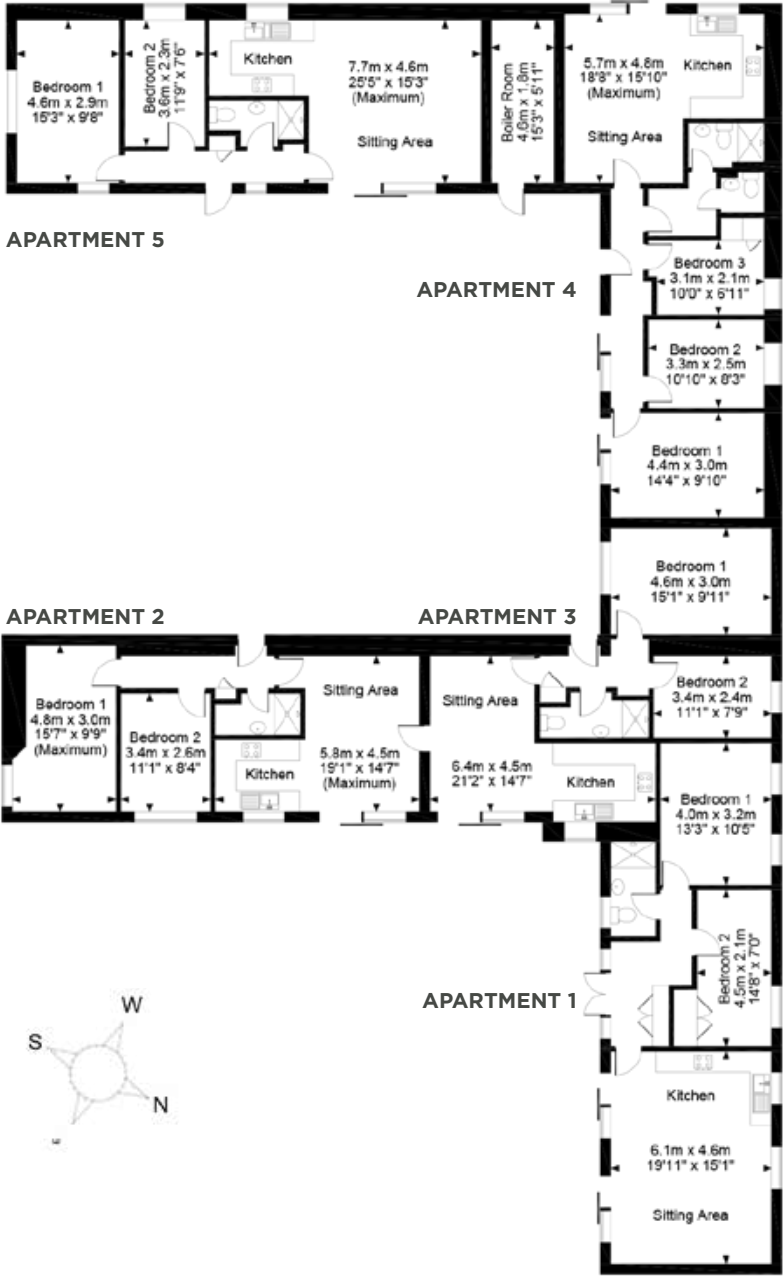
APARTMENT 5: 661 sq ft / 61 sq m

APARTMENT 6: 1,035 sq ft / 96 sq m

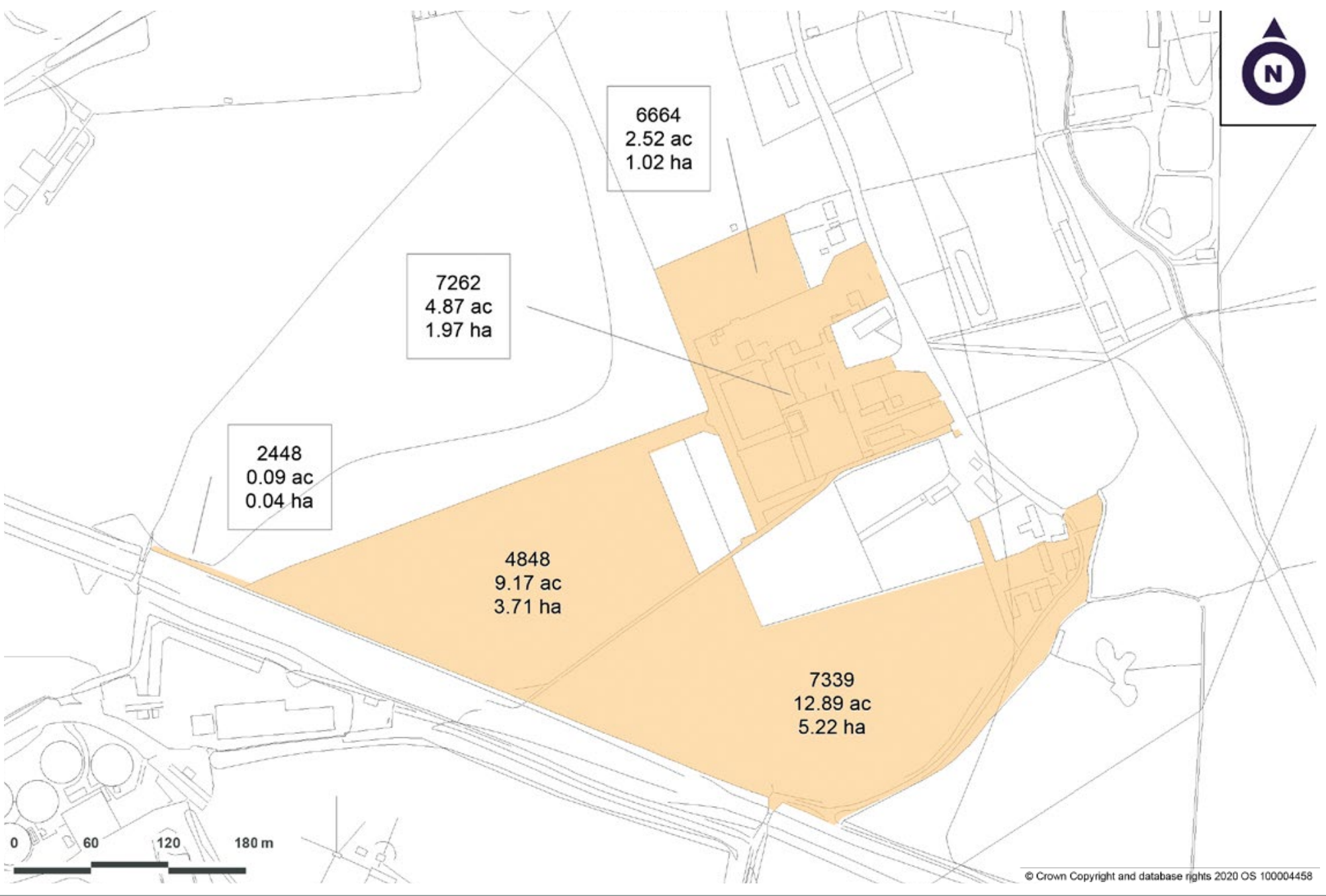
APARTMENT 7: 883 sq ft / 82 sq m

BOILER ROOM: 90 sq ft / 8 sq m

TOTAL: 6382 sq ft / 592 sq m







TENURE

Freehold with vacant possession available.

TOWN & COUNTRY PLANNING

Parts of the property are currently in institutional use (use class C2) whilst parts remain in residential use (use class C3). Planning applications have been submitted for change of use and redevelopment of parts of the site. Further details are available upon request from the joint selling agents.

RIGHTS, COVENANTS & RESTRICTIONS

Parts of the property are subject to rights of way, restrictions or covenants within the title. If the property is sold in lots, arrangements will need to be made with regards shared boundaries and services. Further details are available upon request from the joint selling agents.

DIRECTIONS

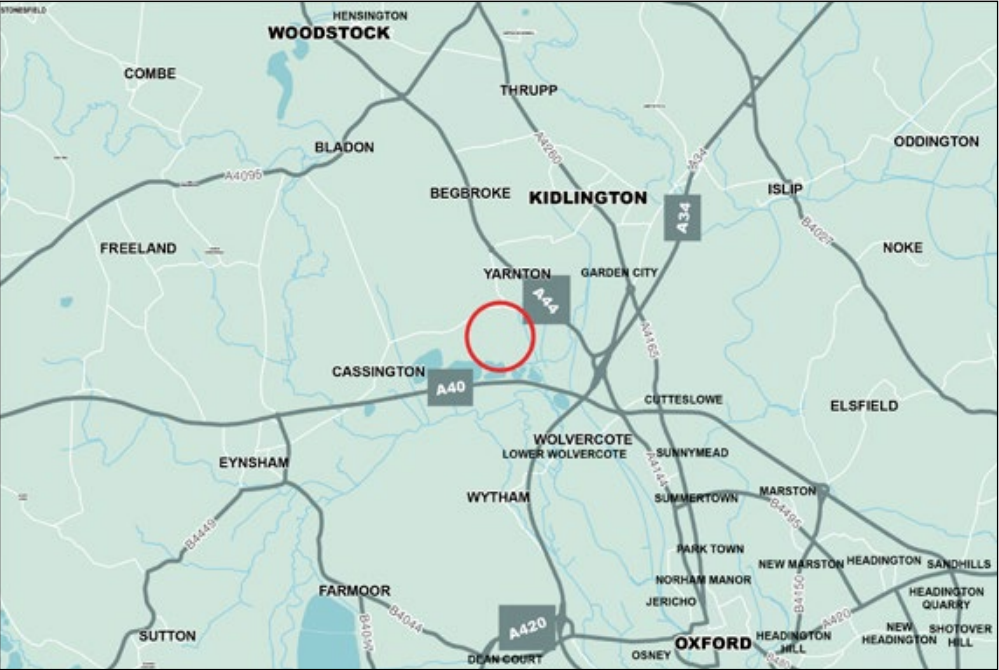
From Oxford take the A44 towards Woodstock. Continue over the first roundabout and turn left, at the second roundabout, signposted Cassington. Go straight over the mini roundabout and continue into the village. Take the first turning on the left, into Church Lane. Yarranton Manor will be found on the right towards the end of the lane.

VIEWING

Strictly by appointment through the selling agents.

EPC RATING(S)

Property	EPC Rating
28 Church Lane	F
36 Church Lane	E
38 Church Lane	F
40 Yarranton Manor	F
Apartment 1	C
Apartment 2	C
Apartment 3	C
Apartment 4	C
Apartment 5	C
Apartment 6	C
Apartment 7	C
Dashwood House	D
The Orangery	E
The Library	C



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IMPORTANT INFORMATION

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Particulars dated February 2021.

Photographs dated October 2013



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