



LARKSTOKE MANOR

IPSDEN, OX10 6AF

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Beautiful Victorian Manor set in 25 acres of South Oxfordshire countryside

Wallingford 4 miles, Goring and Streatley Station 4 miles, Henley-on-Thames 12 miles, Reading Station 10 miles, Central London 50 miles
(All distances and times are approximate)

Summary of Accommodation

House

Ground floor

Reception hall | Drawing room | Dining room | Sitting room | Family/games room | Library/study | Media/cinema room | Kitchen/orangery
Utility | Boiler room | Lift to first floor

First floor

Principal bedroom suite comprising en suite bathroom and dressing room | 5 further bedrooms with en suite bathroom

Leisure Facilities

Tennis court | Outdoor pool with pool house comprising changing room/shower | WC | kitchen

Outbuildings

Detached single garage | Detached double garage with annexe accommodation above comprising kitchen/sitting room, bedroom & shower room
Coach house in need of renovation | Greenhouse | Vegetable plot

Gardens and land

Formal gardens, grounds and paddocks

In all about 25 acres

Guide Price: £4,750,000

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Situation/Location

Larkstoke Manor is situated on the edge of the pretty South Oxfordshire village of Ipsden. The village has a village store and post office, a farm shop, nursery school, village hall and public house. The property is surrounded by beautiful countryside with miles of walking and riding on The Ridgeway and the Icknield Way which pass through the village. Larkstoke Manor has a gated access onto the bridleway running to the east of the property providing quiet riding up onto the Ridgeway and beyond.

The market town of Wallingford is just 4 miles distant with a range of local shops and Waitrose supermarket and more extensive facilities are available in Henley-on-Thames (12 miles). Reading Mainline Station offers trains to London Paddington from 23 minutes and includes services on the Elizabeth Line. Access to the motorway network is via M40 J6 (12 miles) or M4 J12 (12 miles).

There is an excellent range of independent schools in the area including Radley College, Bradfield College, Cranford House, Moultsford Prep, Abingdon School, St Helen and St Katharine's, The Oratory Preparatory and Senior schools and Queen Anne in Caversham.



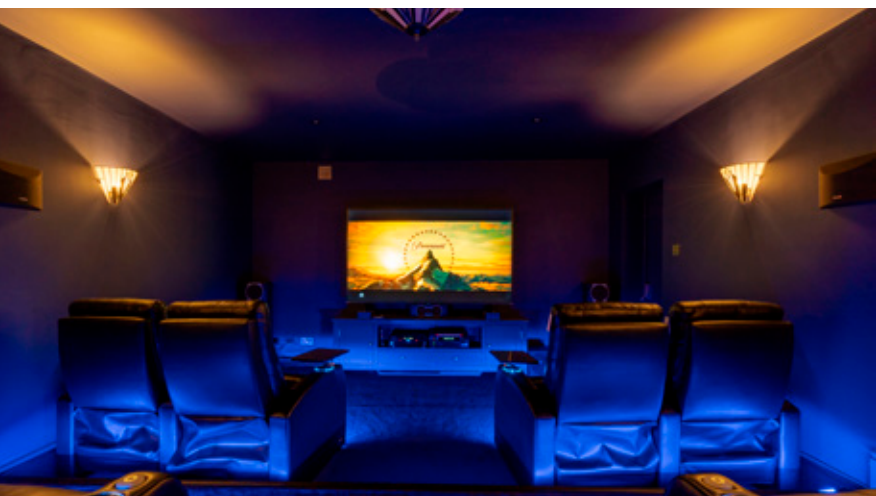


Description

Larkstoke Manor is a substantial country house which has recently undergone an extensive refurbishment by the present owners. It offers flexible and stylish family accommodation which has been finished to a very high standard. Built circa 1895 it has painted render elevations under a clay tile roof and sits centrally within its plot enjoying its location surrounded by South Oxfordshire countryside.

The main house has in excess of 7,500 sq ft of spacious accommodation arranged over two floors with high ceilings and large windows enjoying views over the stunning gardens and grounds. There is a feeling of light and space and it is beautifully presented throughout. The kitchen is fitted with a superb range of painted oak cabinetry with appliances by Miele, Siemens, Capel, Quooker and an E-smart electric AGA with warming cupboard. It is open plan to the orangery with doors opening to the garden terrace. Period features have been retained in the main reception rooms with panelling, ceiling plasterwork and the magnificent oak staircase in the reception hall sweeps up to a galleried landing.

To the first floor is the principal bedroom suite which has an en suite bathroom and dressing room. There are 5 further bedrooms, all with en suite facilities.





Gardens and Land

Larkstoke Manor is accessed via magnificent wrought iron gates opening to a long sweeping driveway, flanked by paddocks and leading to the main house and large gravel parking area. To one side is a detached garage block with annexe accommodation above comprising an open plan sitting room and kitchen, bedroom and shower. There is an additional garage and large car port with parking for three cars.

The house sits beautifully in the landscaped gardens which are laid mainly to lawn with flower borders, mature trees and hedging to the boundaries. There is a hard tennis court and a refurbished heated outdoor pool and pool house with changing room and shower, WC and kitchen with bifold doors opening to the poolside seating area.

The gardens, grounds and paddock land total circa 25 acres.

Directions

From Henley-on-Thames take the A4130, Fair Mile, in the direction of Wallingford. Continue on this road for 12 miles. At Port Way roundabout take the first exit onto the A4074 in the direction of Reading. At the next roundabout take the first exit and continue on the A4074 for 1.5 miles. The gated entrance to Larkstoke Manor will be found on the left. Post code OX10 6AF

What3words - [///player.gasp.scooters](https://www.what3words.com/#!/player.gasp.scooters)





Approximate Gross Internal Area
 Garage/Outbuildings: 378 sq m / 4,067 sq ft
 Total Area: 1,074 sq m / 11,562 sq ft
 Not to scale. For identification purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Main House EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E	54 E	
21-38	F		
1-20	G		

Annexe EPC: E

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