

Antwicks Manor



LETCOMBE REGIS | WANTAGE | OXFORDSHIRE | OX12 9JL

THE
COUNTRY
HOUSE
DEPT.







ABOUT THIS HOUSE



Tucked away at the end of a long, tree lined gravel drive, in a private position within Letcombe Regis, sits Antwicks Manor. A substantial and imposing country house, the original house was built in around 1780.

The house was moated until the late 1800's, at which time, the house was substantially remodelled and enlarged.

A superb family home of large proportions, there is a wealth of character which harks back to the late Victorian era. Highlights include the simply stunning Long Room with magnificent views over the garden, as well as the centrally situated open plan kitchen complete with log burner and the glorious Games Room, with double height ceiling complete with architraves and ceiling mouldings and a stunning picture window.





There are ample bedrooms, and the master bedroom suite is superb, with a dressing room and large ensuite bathroom with a balcony overlooking the gardens. Additionally, there is a separately accessed three bedroom flat.

The indoor swimming pool opens onto the garden and the south facing terrace, ideal for all months of the year, and located adjacent to the gym.

In total there are about 3.52 acres of gardens and grounds comprising formal gardens, paddocks and a number of outbuildings. There is a three-car covered car port, providing ample parking. The gardens comprise well-stocked borders and mature woodlands with a wide variety of specimen trees, plus a kitchen garden with raised beds for herbs and vegetables. Outbuildings include a stable block with two loose boxes, a glazed greenhouse, and an original ice house which has been converted to a summerhouse with wood-burning stove. Letcombe Brook borders the garden to the front and is full of wild brown trout and home to kingfishers ; the brook feeds into the smaller of two lakes.

9



6



5



3.52



SERVICES

Mains electricity and water. Callor Gas for oven and flat. Shared private drainage. Gigaclear high speed broadband

EPC

F

COUNCIL TAX

H

LOCAL AUTHORITY

Vale of The White Horse













ABOUT THIS AREA

The village of Letcombe Regis lies at the foot of the Berkshire Downs. An attractive and sought-after village, Letcombe Regis has a strong community with a number of facilities all of which are rarely found in a single village. The Greyhound Inn, located in the heart of the village, is well supported by locals and those from further afield. The village shop is particularly useful and is only a short walk from Antwicks Manor.

One of the most appealing things about living in such a lively community are the numerous clubs on offer – they include a book club, tennis club, cricket club, football club, gardening club and riding club to name just a few. If that wasn't enough, St Andrew's Church is particularly attractive and the new village hall is well supported. For those who enjoy outdoor pursuits such as walking or riding, they would be challenged to find a more wonderful location with easy access to The Ridgeway Path to the South, it's an idyllic spot with inexhaustible options for lovers of the outdoors.

Only two miles away is the market town of Wantage, with its attractive market square and enviable selection of great pubs and inns. There are plenty of interesting shops and notably Waitrose and Sainsbury's supermarkets.

This area has always had strong equestrian links with the UK's second largest training centre, Lambourn, only 10 miles to the south. This has, and still is, home to a number of racing greats.

For more comprehensive shopping and recreational needs, Oxford, Abingdon, Newbury and Hungerford are all within striking distance as are a number of popular schools which include St. Helen and St. Katharine, Radley College, Pinewood, St. Hugh's, Cothill, Marlborough and Downe House .





ABOUT THIS AREA

For those who need access to London or further afield, the road and rail communications are superb. Junction 14 of the M4 provides fast access to London (85 miles) as well as the West Country, while the M40 accessed at Oxford provides a route to the Midlands and the North. Didcot mainline station is about 10 miles away, with regular commuter services to London/ Paddington via Reading in around 40 minutes. Train stations at Oxford, Reading and Swindon are all within easy reach as is Heathrow Airport being only 60 miles to the east.

TOWNS, TRAIN STATIONS & AIRPORTS

Wantage 2 miles
Abingdon 12 miles
Hungerford 14 miles
Newbury 17 miles
Oxford 18 miles
Reading 27 miles
Didcot Parkway Station 11 miles
London Paddington from 37 mins
Heathrow Airport 60 miles

LOCAL

The Greyhound Inn, Letcombe Regis
The Eyston Arms, East Hendred
The White Horse, Woolstone









MONDIAL
de René Pierre

51°34'39.9"N 1°27'12.8"W



Beautifully large windows
and doors flood the home
with natural light















51°34'39.9"N 1°27'12.8"W



A superb family home of large proportions









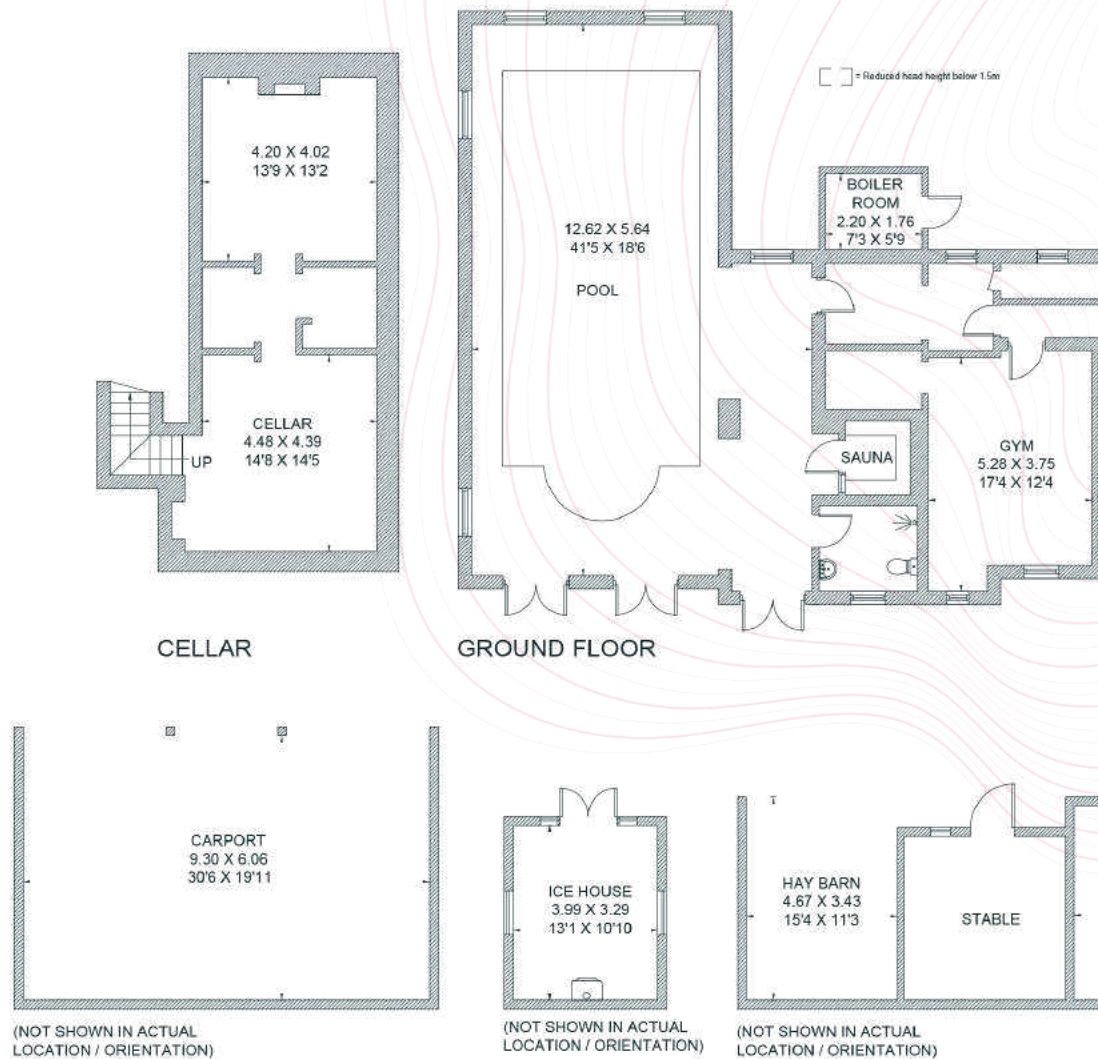






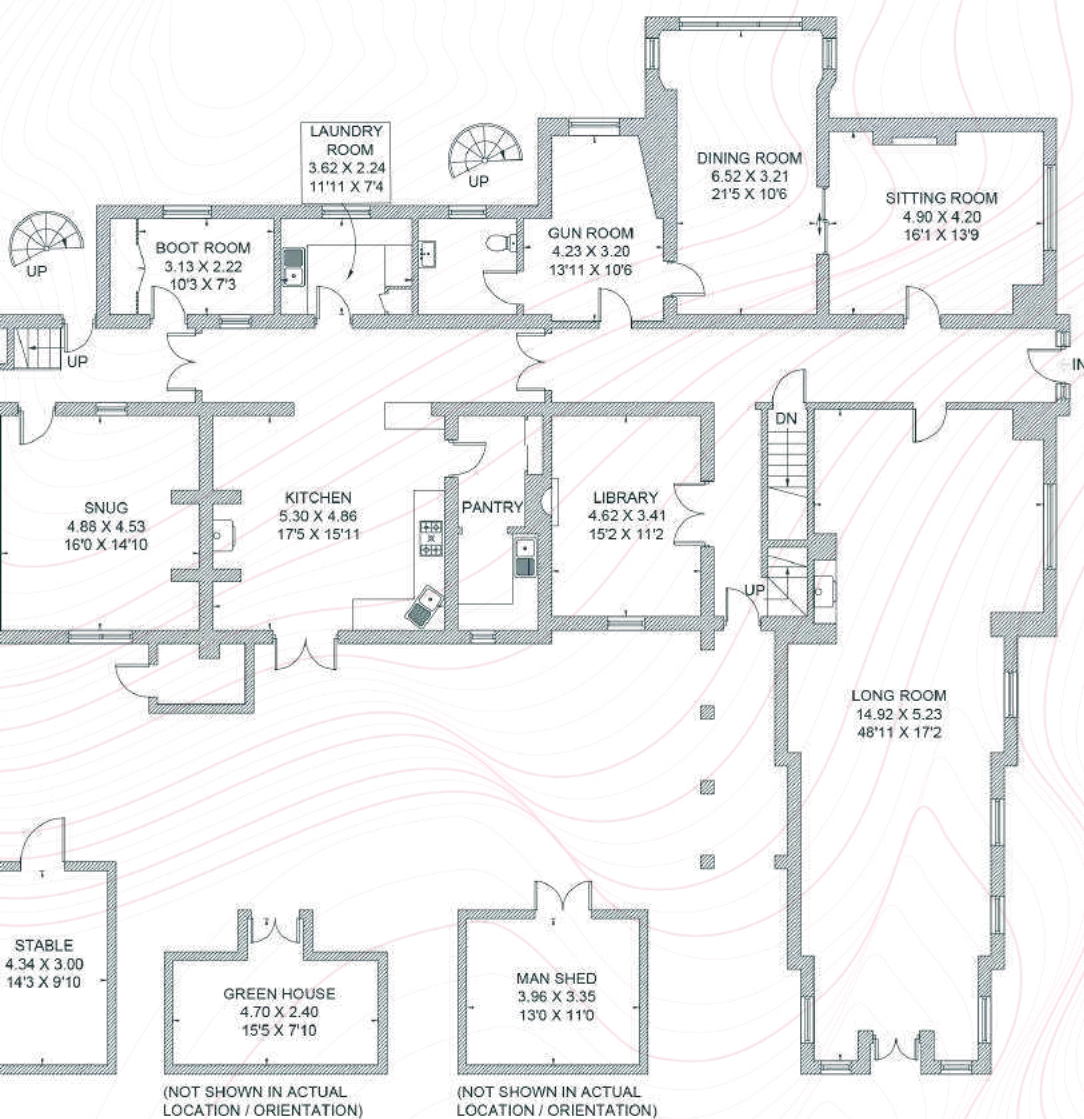
FLOORPLAN

Ground Floor



Total - 1137 sq m / 12,238 sq ft | Main House (Including Pool) - 1022.9 sq m / 11010 sq ft | Outbuildings - 114.0 sq m / 1228 sq ft

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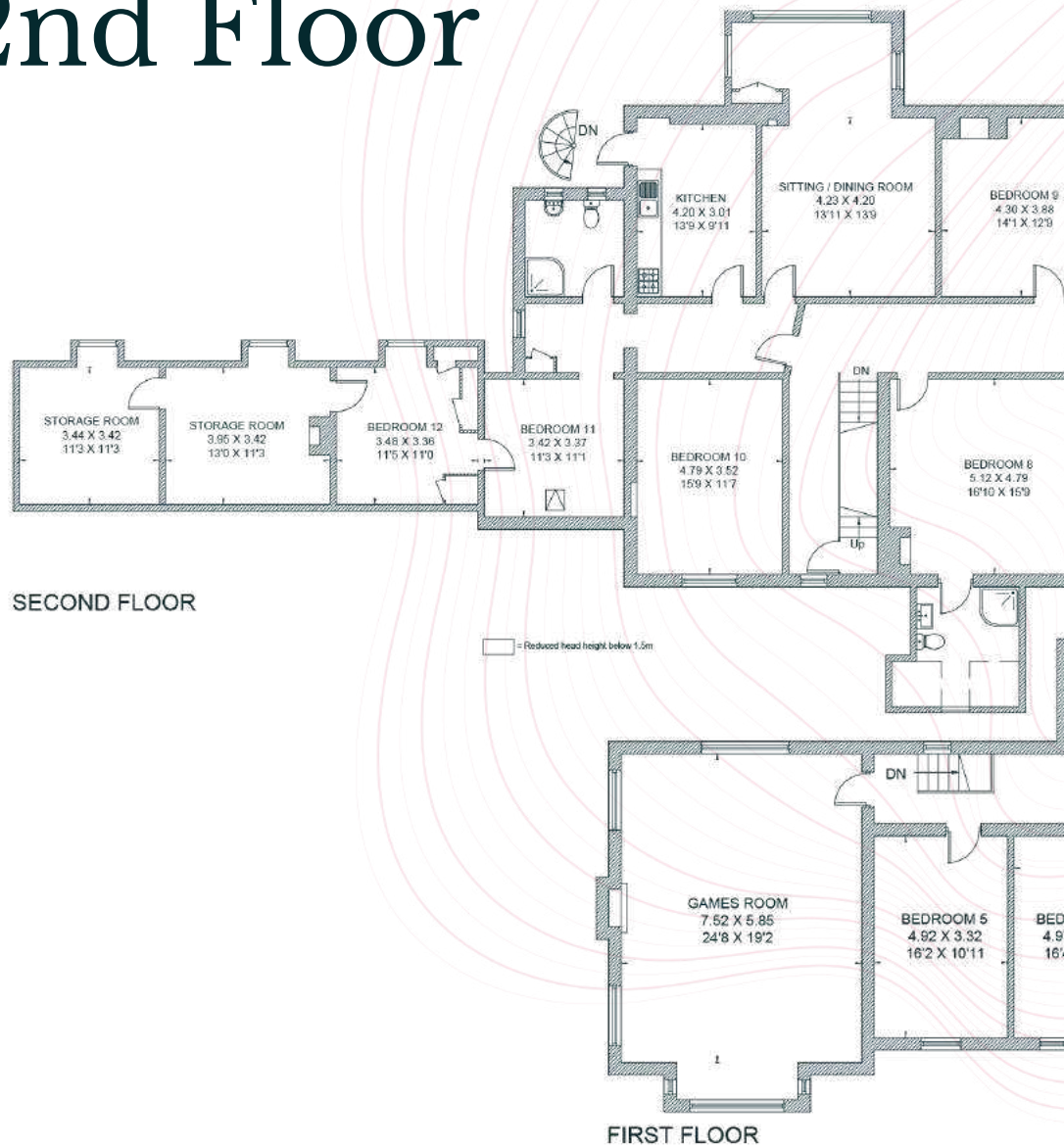


ings - 66.9 sq m / 720 sq ft | Cellar - 47.2 sq m / 508 sq ft | Limited Use Area - 12.1 sq m / 130 sq ft

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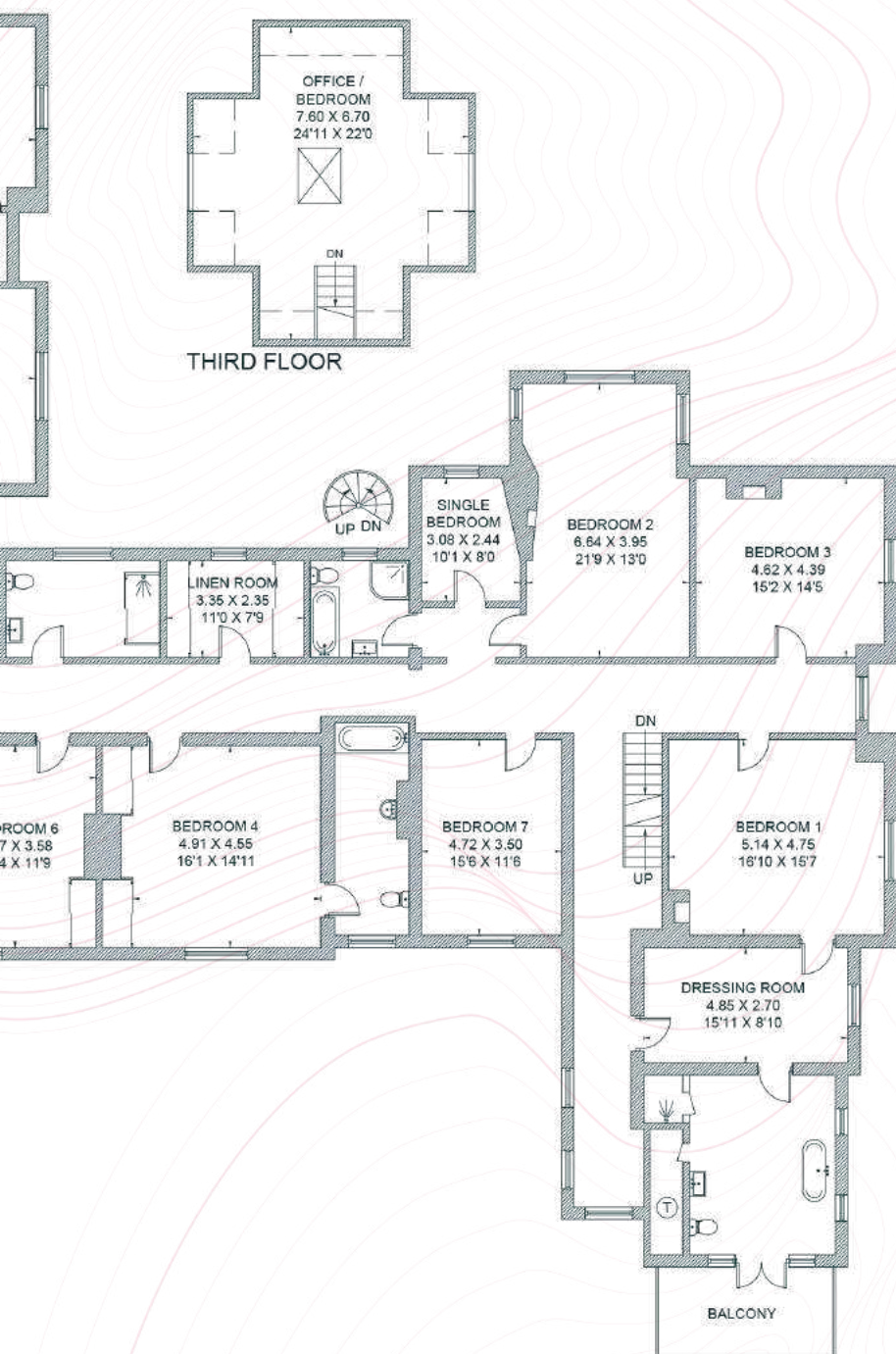
FLOORPLAN

1st / 2nd Floor



Total - 1137 sq m / 12,238 sq ft | Main House (Including Pool) - 1022.9 sq m / 11010 sq ft | Outbuildings - 114.1 sq m / 1228 sq ft

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Living - 66.9 sq m / 720 sq ft | Cellar - 47.2 sq m / 508 sq ft | Limited Use Area - 12.1 sq m / 130 sq ft

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AREA GUIDE

Oxfordshire

51°34'39.9"N 1°27'12.8"W

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 Raymond Blanc's two Michelin starred Le Manoir aux Quat'Saison and the renowned Soho Farmhouse. Lover of the outdoors are spoilt such as walking along the banks of the Thames, which winds its way through the heart of the county.

WALKING The Ridgeway

An ancient track described as Britain's oldest road which meanders through picturesque countryside. The Ridgeway runs from Wiltshire, along the chalk ridge of the Berkshire Downs to the River Thames at the Goring Gap.

EATING OUT The Eyston Arms

Located in the middle of the oldest part of the historic village of East Hendred, at the foot of the Ridgeway. In recent years it has received several awards and accolades. They pride themselves on the number of clients and friends who eat regularly at the Pub.

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.



ABOUT US



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51°42'58.9"N 1°12'54.6"W