



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

**Rofford Manor, Rofford Lane, Little Milton OX44 7QQ**

## MAIN HOUSE

Rofford Manor is a beautifully presented Grade II listed stone built country house ideal for family living and entertaining. The property embraces modern day living whilst maintaining a wealth of original period features.

- 8 bedrooms and 7 bathrooms and an extensive landing library.
- Large entrance hall with spectacular fireplace, sitting room and study both with open fires.
- Open plan, recently installed Bulthaup designed kitchen, dining and sitting area with an open fire.
- Utility room, laundry and airing cupboards, leading to a separate larder & cellar.

## ANCILLARY ACCOMMODATION

- Further 2 bedroom, 2 bathroom detached cottage.
- Entertainment barn with open fire at each end, seating up to 40 with its own professional catering kitchen, 2 WC's & a fully equipped office.
- A further substantial barn houses secure garaging for 5 cars with a high speed electric car charging point.
- Upper levels containing a bar area, poker room, fishing tackle and gun room.

## GARDENS and OTHER OUTSIDE AREAS

Rofford Manor is surrounded by renowned gardens and terraces, 3 feature Ha Ha's, mature hedges and topiary which have featured in many books and publications, including Country Life magazine and a BBC TV programme.

- Productive orchard and walled vegetable garden with potting shed, green house and cold frames.
- Rofford Manor gardens are maintained by the Estate gardening team.
- The tenant can plan annual vegetable planting requirements - all included in the rental agreement.
- Hard tennis court and croquet lawn.
- Secure, walled, heated swimming pool.
- Pool building containing kitchen/dining, changing room with WC & shower and a luxury sauna.
- Separate building, housing a wood burning pizza/bread oven built by Italian artisans with its own dining area.
- Extensive, wildlife walking route through woodland walk and around two lakes.





## ADDITIONAL INFORMATION/UTILITIES

- The properties are furnished with fully equipped kitchens. Quality bed linen and towels are provided.
- Logs for the open fires are supplied and included in the rent.
- Rental includes electricity for the main house except the sub-meters for the pool building, two barns & cottage.
- Tenant responsible for the payment of Council Tax, heating oil and propane gas.
- Tenant responsible for installation of Sky, broadband and BT charges etc.



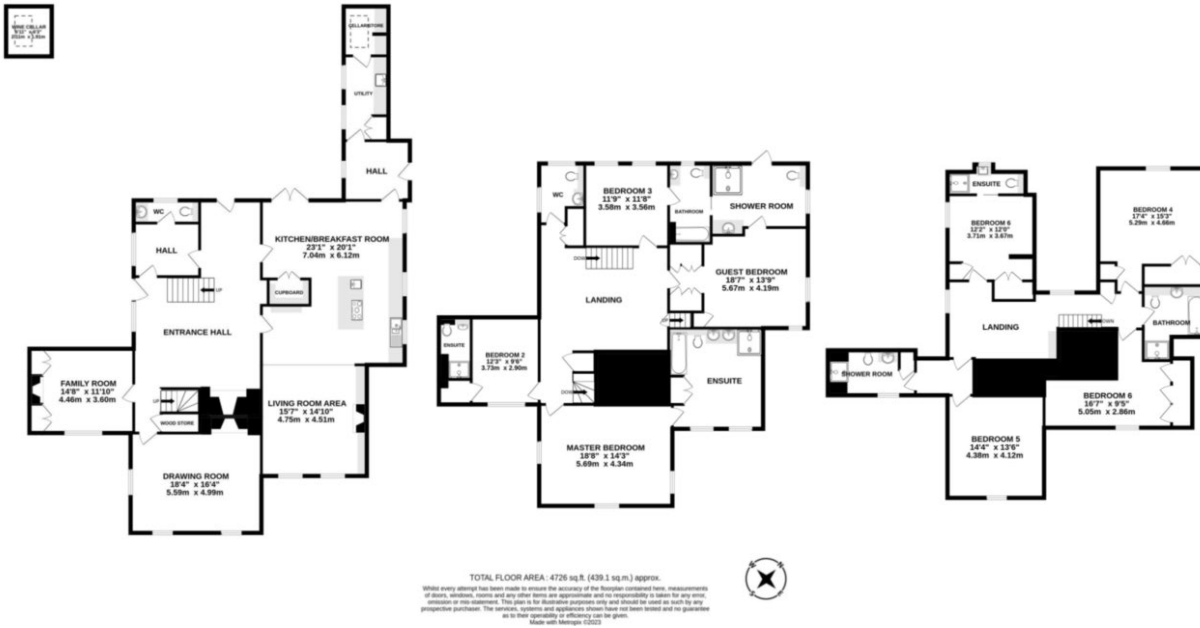
## LOCATION

Rofford Manor is located at the end of its own half mile road close to the well-regarded village of Little Milton and within easy reach of Oxford and just 1 hour from central London.

- Easily accessible yet totally private with unrestricted views over its own land & surrounding area.
- 1 mile to village pub & shop, 2 miles from petrol station with M&S Simply supermarket and local farm shop.
- Comprehensive shopping facilities available in Oxford and the nearby market town of Thame including a Waitrose supermarket.
- A number of excellent restaurants within a 5 mile radius.



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### SERVICES

Oil fired central heating, propane gas for cooking.

### LOCAL AUTHORITY

South Oxfordshire District Council

### TAX BAND

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**VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES**

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