

# Riverside Manor

Region: Cotswolds Sleeps: 10

## Overview

Riverside Manor holds a wonderful location, nestled within beautiful South Oxfordshire countryside, just a few minutes from the village of Stadhampton and helpful amenities. There is a huge variety of places and attractions to see, do and explore within easy reaching distance of this fabulous home, including, Oxford, Henley, Blenheim Palace, Bicester Village and the Cotswolds.

The Manor has been recently modernised to an incredibly high standard and boasts beautiful interiors and furnishings throughout while still retaining all its original charm and character. Not to mention the garden, which is host to the River Thames.

On the ground floor is the main living accommodation, ideal for socialising, this space comprises of a cosy living room, dining room and a modern kitchen which comes fully-equipped with all the tools you could possibly need. Riverside Manor can comfortably accommodate up to ten guests across five well-appointed bedrooms, two of which boast en-suite facilities while the others share the use of two family bathrooms. The bedrooms each boast super-king beds, three of the rooms can be set up with twin single beds on request, ideal for those travelling with children or friends.

Outside, there is a large garden and lawn, ideal for children's games. For those wishing to enjoy a spot of al fresco dining, there is outdoor seating for ten and a barbecue!

## Facilities

Quirky • **Recommended** • **Exclusive** • Heritage Collection • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • BBQ • Outdoor Games • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages





# Interior & Grounds

## Ground Floor

- Cosy living room with wood burning stove and garden access
- Fully-equipped kitchen
- Dining room with seating for 10

## First & Second Floors

- Bedroom with super-king bed and en-suite bathroom
- Bedroom with super-king bed and en-suite bathroom
- Bedroom with super-king bed
- Bedroom with super-king bed
- Bedroom with super-king bed
- Two family bathrooms

## Exterior Grounds

- Enclosed garden (Please note there are some small spaces which maybe an issue with small dogs)
- Dining facilities for 10
- Barbecue
- Table tennis
- Access to the River Thames

## Additional Facilities

- Wi-Fi
- Travel cot & highchair can be provided on request
- Parking for 5 cars

*\* Three of the super-king bedrooms can be set up with twin beds on request at time of booking, making them ideal for siblings or friends to share.*



## Location & Local Information

Riverside Manor is situated in the small village of Newington, the neighbouring village of Stadhampton, home to the iconic Crazy Bear Hotel & Restaurant, is less than a 5-minute drive away. The historic market town of Wallingford, which boasts a wider selection of helpful amenities, is just a 10-minute drive away. The thriving city of Oxford, best known for its prestigious University, is just 25-minutes from the Manor and is a must-visit, with plenty for visitors to see and explore!

In the wider area, there are plenty of attractions for the whole family to enjoy. To the North is the beautiful Cotswolds region, designated an Area of Outstanding Natural Beauty, this area is home to a number of quintessentially-English towns and villages with pretty honey-coloured stone buildings. A number of the best-known destinations including Chipping Norton, Stow-on-the-Wold, and Bourton-on-the-Water are all within an hour's drive, while Bicester Village is just a 30-minute drive away and is a must-visit for any keen shopaholics. To the South, are the Chilterns and the popular town of Henley-on-Thames which is less than 30-minutes away, while Windsor, known for its iconic Castle, is a 50-minute drive.

## Local Amenities

Nearest City	<b>Oxford (14.6km)</b>
Nearest Town	<b>Wallingford (6km)</b>
Nearest Village	<b>Stadhampton (2.6km)</b>
Nearest Restaurant	<b>The Crazy Bear, Stadhampton (2.1km)</b>
Nearest Shop	<b>Crazy Bear Farm Shop (2.4km)</b>
Nearest Supermarket	<b>Tesco Superstore or M&amp;S Food, Oxford (10.3km)</b>
Nearest Golf	<b>Oxford Golf Club (13.5km)</b>



## What we love

- Beautiful home with elegant interiors and furnishings throughout!
- Magnificent location within beautiful South Oxfordshire, ideal for exploring both the Cotswolds to the North and Henley-on-Thames and Windsor to the South
- On request, two well-behaved dogs are allowed to come along too! (Please see the T&C'S tab for details)

## What you should know...

- Please note that whilst the garden is private and enclosed it is not 100% fenced for dogs and children and there is also a river beyond the garden boundary so extra vigilance is recommended for small children
- There is a bee hive (located within a very old brick wall and hence can't be removed), which may pose a risk for anyone allergic to bees

# Terms & Conditions

- Security deposit: £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes, included in the rental price
- Internet access?: Yes, Wi-Fi is included in the rental price
- Changeover day: Friday
- Minimum stay: Please note that there is a 7-night minimum stay
- Pets welcome?: A maximum of 2 well-behaved dogs are allowed on request. Please ensure that the dogs stay downstairs and do not go in the bedrooms. The garden is not fully fenced and there is a river beyond the boundary and so owners should take care.
- Smoking Allowed?: No smoking
- Other Ts and Cs: Travel cots & highchairs can be provided on request. Please bring your own cot linen.