Home Farm
Balscote, Oxfordshire
OX15 6JP

An exciting opportunity to update and develop a charming family home

Banbury 4 miles, M40 (J11) 6 miles, Stratford-upon-Avon 16 miles, Oxford 35 miles, London 85 miles (Marylebone 50 minutes)

Entrance hall | Sitting room | Dining room
Kitchen | Five bedrooms | dressing room
Three bathrooms | Cellar | Outside barn
Old dairy barn | Lovely garden with views
Aprox. 0.27 acres | EPC = G

Situation
A quiet, traditional village with predominantly ironstone houses and cottages surrounded by beautiful rolling countryside.

The village is a Conservation Area and has a public house and a parish church.

Excellent shopping facilities in Banbury, Stratford and Oxford.

Non-stop train service from Banbury to London Marylebone taking approximately 54 minutes.

The M40 motorway (J11 - Banbury) is nearby and provides easy access to both London and Birmingham.

Home Farm
Constructed of part brick, part stone under a tile roof, Home Farm offers the opportunity to create an excellent family home including converting an adjoined barn (subject to planning).

The property is situated in an elevated position having lovely views from the house and garden over the village towards the countryside beyond.

Flagstone flooring in the entrance hall leads into the double aspect sitting room with working fire and beamed ceilings. To the other side of the hallway, is the double aspect dining room. Both rooms have access to the terrace and garden. From the dining room, there is a door down to the large barrel ceiling cellar.

The kitchen has flagstone floors and is also double aspect, providing plenty of light with a door to the car port. The kitchen has a larder and extensive floor and wall cupboards.

On the first floor, there are three double bedrooms; one with an en-suite and dressing room.

From bedroom 3, there is a door to the raised garden. The second floor comprises two further bedrooms with another bathroom and separate WC.

Outside
The property is located in an elevated position, with access from the quiet village lane via the car port.

The attractive garden has exceptional far reaching views of the surrounding countryside with a raised lawn, covered seating area and a flagstone terrace spanning the length of the house.

It was previously a plant lover’s peaceful garden which was open to the public but has been redesigned to be less maintenance whilst maintaining the mature trees and flowering shrubs.

The barn is attached to the south side of the house via the car port. It has huge potential (subject to planning) to develop with a vaulted ceiling and flagstone floors. There is a double barn door giving access to the parking area. A door opens to a former dairy with pedestrian doors to the garden and front.
General Services: Mains water, electricity, drainage are connected to the property. Heating is provided by storage heaters. Hot water via emersion
Council tax: Band G
Postcode: OX15 6JP
Local authority: Cherwell District Council
Telephone: 01295 252535

Directions
From Banbury take the A422 Stratford-upon-Avon Road, heading through the village of Wroxton. About 1 mile out of Wroxton turn left as signed to Balscote. Continue into the village keeping the village green on the left. After about 50 yards, turn right up Middle Lane. Ascend the hill and Home Farm can be found on the left half way up the lane.
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