



**Cromwells**  
Hornton, Oxfordshire

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

# A beautifully renovated Grade II listed home, with landscaped gardens, in the heart of Hornton.

Cromwells offers a wonderful blend of contemporary living and period features with over 4,000 sq ft of accommodation.



**3 RECEPTION  
ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**PARKING  
& DOUBLE  
GARAGE**



**APPROX 1.5  
ACRES**



**FREEHOLD**



**VILLAGE**



**4,019 SQ FT**



**GUIDE PRICE  
£1,850,000**



## The property

Dating back to 1615, Cromwells is a former Yeoman's farmhouse built of local Hornton stone. The current owners have renovated the whole property to create an impressive 21st century home that combines character features with modern living in superb decorative order. Improvements include installing a new central heating system, plumbing, electrics, flooring, windows (including bespoke secondary glazing) and stonework. Retained period features include exposed beams, window seats, stone mullion windows and fireplaces.

The front door opens into an entrance hall from which the main reception rooms can be accessed, including the dining room with open fireplace and space for a large dining table. The spacious triple-aspect drawing room has oak floors and a further inglenook fireplace and allows access to the separate study. A trap door from the drawing room leads down to the cellar.

The heart of the property is the impressive light and airy garden room with triple bi-fold doors leading out

to the sunken terrace and lawn and providing sweeping views of the garden. The kitchen adjoins the garden room and has a range of base and eye level units, breakfast bar, granite worksurfaces, double oven, sink, induction hob with extractor fan above and integrated dishwasher. Steps up from the kitchen lead to the pantry and utility room, with base and eye level units and granite worksurfaces, Belfast sink, large airing cupboard and space for appliances. A cloakroom completes the ground floor lay-out.

The first floor comprises a light and airy gallery-style landing leading to the the principal bedroom with built-in wardrobe, lobby entrance and en-suite bathroom. There is also a guest double bedroom with en-suite shower room, two further double bedrooms, a small study and a bathroom. There are also two large boarded attics providing storage space.





## Outside

Cromwells benefits from being set back from the road, in an elevated position on a no-through lane in a quiet part of the village. Double five-bar wooden gates provide access to the driveway with ample off-road parking, Zappi electric car charger and double garage with power, sink, water heater, workbench area and boarded storage area above.

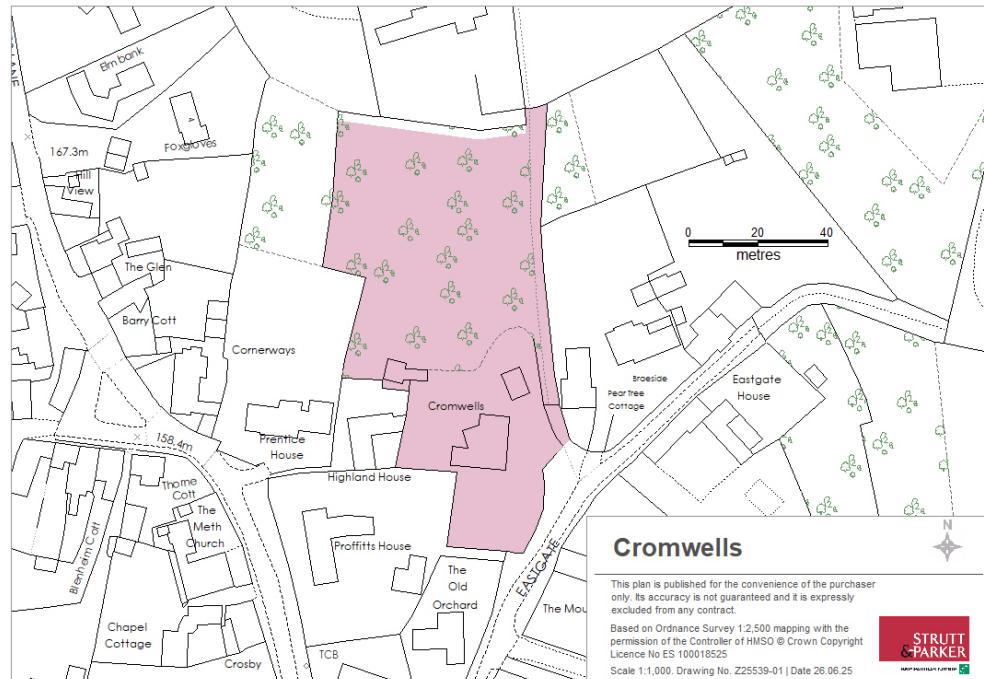
The gardens wrap around the house and are a particular feature of the property being beautifully landscaped, private and enjoying wonderful views over the village from the upper terraces.

There are several areas of lawn, a range of mature trees, floral and shrubbery borders, spring-fed ponds leading down to a well, heated dog shower/bath and a sunken terrace - ideal for outdoor entertaining.

A paddock can be found at the top of the garden which includes a loose box with mains water supply.

## Outbuildings

The property has two separate studios which can be accessed via the garden. Both have Belfast sinks, lighting, power points and entertaining terraces accessed via French doors. They would be ideal as home offices or are easily adaptable to other uses. Further outbuildings include a greenhouse and potting shed.



## Location

Hornton is a picturesque, historic Conservation Village with an active community set in rolling North Oxfordshire countryside with a range of local amenities including a well-regarded primary school, 12th century church, village hall, children's playground, public house and public tennis court and playing field. The village has numerous societies including gardening, history and art and there are wonderful countryside walks surrounding the village.

More extensive facilities can be found in the nearby town of Banbury with high street shopping, retail parks and restaurants along with several leisure centres and supermarkets. Other large centres nearby include Stratford-upon-Avon, Leamington Spa, Oxford, Bicester and Milton Keynes.

There is a great selection of schooling in the local area including Hornton Primary School in the village itself, Kineton High School, Sibford School, Bloxham School and Tudor Hall.

### Distances

- Banbury - 6.4 miles
- Stratford-upon-Avon - 14.7 miles
- Moreton-in-Marsh - 18.8 miles
- Chipping Norton - 16.1 miles
- Oxford - 38 miles

### Nearby Stations

- Banbury Station - 71 miles
- Bicester Village Station - 23.9 miles
- Bicester North Station - 23.2 miles
- Moreton-in-Marsh Station - 19 miles

### Key Locations

- Soho Farmhouse - 14.4 miles
- Bicester Village - 24 miles
- RH England at Aynhoe Park - 13.2 miles

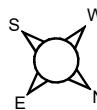
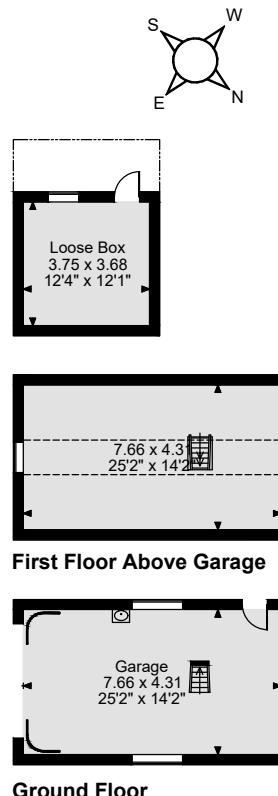
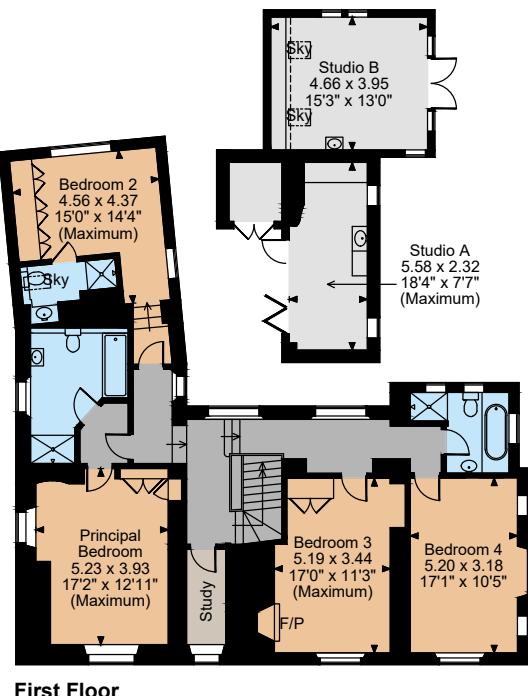
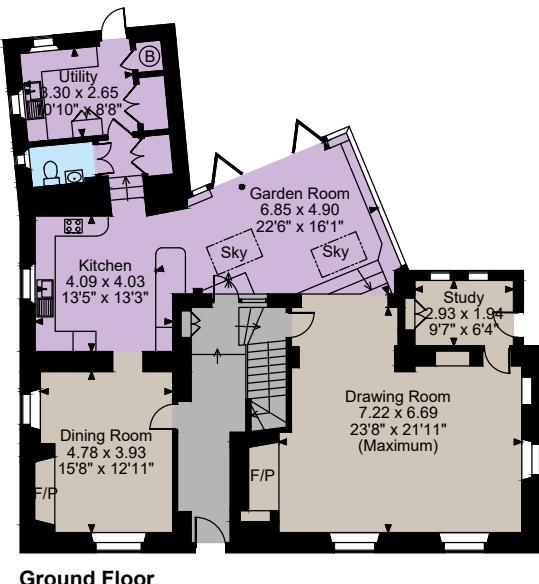
Communication links from the village are excellent with regular mainline train services to London Marylebone, Oxford and Birmingham from Banbury. The M40 (J11) is also within easy reach.

Local leisure and sporting nearby includes Soho Farmhouse and golf at Tadmarton Heath, Feldon Valley and Rye Hill.









## Floorplans

House internal area 3,075 sq ft (286 sq m)  
 Garage Internal area 440 sq ft (41 sq m)  
 Outbuilding Internal area 504 sq ft (47 sq m)  
 Total Internal Area 4,019 sq ft (373 sq m)  
 For identification purposes only.

## Directions

Post Code: OX15 6BT

what3words: ///rebounded.courier.nourished

## General

**Local Authority:** Cherwell District Council

**Services:** Mains water, electricity and drainage. Oil-fired central heating via radiators. Wet underfloor heating (ground floor), Electric underfloor heating (bathrooms). Solar panels on the roof of the studio generating tax-free income. Monitored security and smoke alarm.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** E

**Rights of Way:** A public footpath runs along the right hand side of the boundary and is separated off from the garden.

**Fixtures and Fittings:** Speak to agent.

**Listing:** Grade II listed.

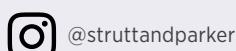
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## Moreton-in-Marsh

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