



Bank Farm House, Lower Tadmarton, Oxfordshire

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# Bank Farm House, Hollow Road, Lower Tadmarton, Oxfordshire, OX15 5SS

A substantial detached four-bedroom property with countryside views, contemporary interiors and separate annex.

Banbury 4 miles (London Marylebone in under one hour), M40 (J11) 6 miles, Soho Farmhouse 8 miles, Chipping Norton 10.5 miles, Oxford 22 miles

Entrance hall | Sitting room | Cloakroom | Open plan living/dining/kitchen area | Utility room | Cinema room/snug | Principal bedroom with en-suite bathroom | Bedroom 2 with en-suite shower room | Two further bedrooms | Family bathroom | Annex: open-plan sitting room/bedroom/kitchen and shower room | Double garage | Store room | Off-road parking | Enclosed decking area | Gardens with countryside views | EPC rating E

## The property

A substantial stone-built detached four-bedroom property offering a blend of period features and contemporary living. The front door opens into the spacious entrance hall which leads through to the open plan living/dining room/kitchen. The kitchen has a range of oak base and wall units, granite work surfaces, island with breakfast bar and several integrated appliances including an AGA Rayburn stove. A useful utility room adjoins the kitchen area. Stone steps leads down into the sitting room which has a wood-burning stove set within a stone fireplace. The downstairs benefits from having underfloor heating.

Stairs down from the entrance hall lead down to a cinema room/snug.

A solid oak staircase leads to the first floor comprising of the principal bedroom with views over open fields, dressing area and en-suite bathroom, second bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Bank Farm House also benefits from having a separate annex with open-plan kitchen/living room/bedroom and shower room.

## Outside

A timber five-bar gate opens onto a gravelled driveway which provides ample off-road parking and provides access to the house, annex, double garage and store.

The garden is mainly laid to lawn and benefits from backing onto open countryside, there are a range of shrubs and trees and raised beds and to the rear of the annex, a useful area with dog kennel and run. There is also a separate enclosed walled terrace.

## Location

The village of Lower Tadmarton is well situated about 4 miles west of Banbury and is surrounded by attractive rolling countryside approaching the Cotswolds. The nearby villages of Bloxham and Tadmarton offer a range of amenities including post office, local shops, a petrol station, doctors and dentists. A more extensive range of amenities can be found in Banbury.

There are excellent communication links in the area with the M40 (J11) about 5 miles away and regular train services from Banbury to London Marylebone, Birmingham and Oxford. There are also several well-regarded schools in the area including Bloxham Primary School, Bloxham School, Tudor Hall, Sibford School and The Warriner.

Surrounding areas of interest include Soho Farmhouse and Chipping Norton. There also several golf courses in the area including Tadmarton Heath and Rye Hill.

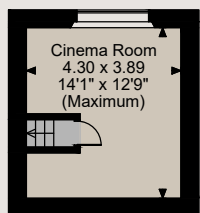




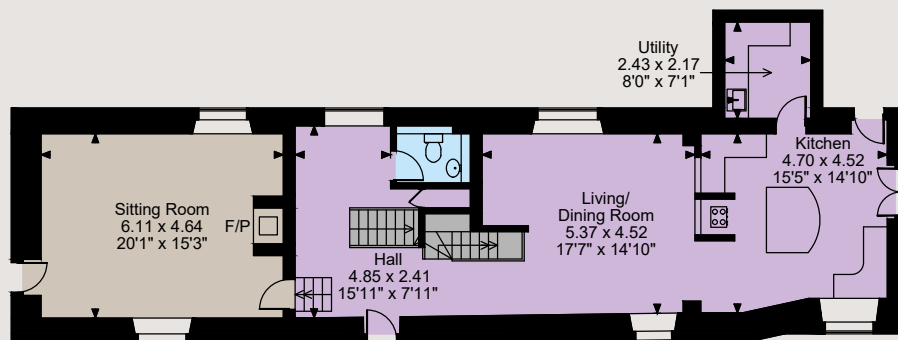


## Floorplans

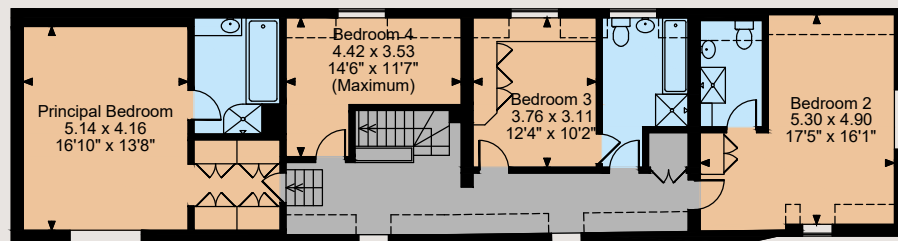
House internal area 2,428 sq ft (226 sq m)  
Garage & Store internal area 579 sq ft (54 sq m)  
Annexe internal area 282 sq ft (26 sq m)  
Total internal area 3,289 sq ft (306 sq m)  
For identification purposes only.



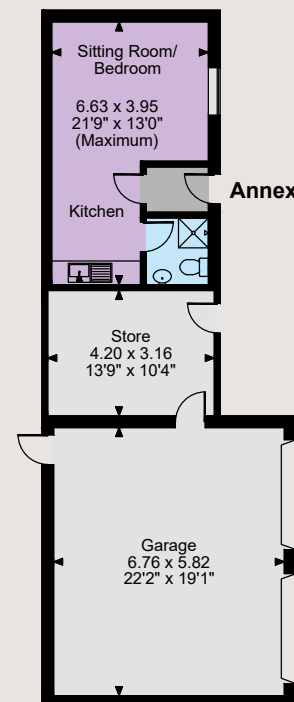
Lower Ground Floor



Ground Floor



First Floor



Annexe

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

From the centre of Banbury, proceed west on the B4035 (Broughton Road). After passing through the village of Broughton continue towards Upper Tadmerton and take the right hand turning to Lower Tadmerton, the driveway up to Bank Farm House can be found on your right hand side.

## General

**Local Authority:** Cherwell District Council  
**Services:** Mains electricity, water and drainage. Oil-fired central heating  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,400,000

## Banbury

Bloxham Mill, Barford Road, Bloxham, OX15 4FF

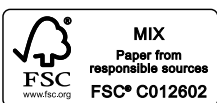
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