



Saddle Cottage

Main Road | Upper Tadmarton | Banbury | Oxon | OX15 5SH

FINE & COUNTRY

# SADDLE COTTAGE

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Situated in the heart of the charming village of Upper Tadmarton is Saddle Cottage, an extremely attractive four-bedroom property that boasts a pretty garden and beautiful rural views. The house dates back to the 1950s, but in more recent years it has been stylishly yet sympathetically updated by the current owner.



## GROUND FLOOR

'Saddle Cottage' is entered via a solid Upvc casement door to an inner hall. Painted oak floor boards, radiator, windows on both sides, walkway through to the open plan ground floor. To one side is the bright and spacious main living room with provides a fine 'vista' through the rear conservatory over the rear garden. There is recessed shelving, oak painted floor boards, TV and telephone points. Two radiators, coved ceiling, large front picture window, sliding patio doors in to the conservatory.

The spacious open plan dining area provides ample room for a table and six chairs and is an ideal entertaining space being connected to the kitchen. Radiator, painted oak flooring, smoke alarm, stairs to the first floor, front window. The kitchen area is also bright and a very well-designed area with a good range of blue fronted base and eye-level cupboards, carousel unit and three drawer sets. The integrated appliances include a Neff fan-assisted single oven, 4-ring electric hob, extractor hood, combination microwave oven, dishwasher, washing machine and a tall fridge/freezer. There is a built in wine rack, oak work surface areas, enamel Belfast sink with long reach mixer tap and instant boiling water tap. Down lighters, oak flooring, picture window overlooking the garden.

The ground floor is completed by a large Upvc conservatory with a pitched glass roof, with covered panels allowing all year round usage. It has a tiled floor, utility area, windows on two sides, double doors, and a feature full height triangular rear window giving great views of the open countryside beyond the garden.







JAGER BOM



# Seller Insight

“The Cotswolds is a place I had loved visiting for holidays; the relaxed pace of life and the stunning scenery were both things that kept me coming back again and again,” says the owner. “So when Covid hit and working from home became the norm it gave me the perfect opportunity to up sticks, move to the area and find somewhere I could embark on a complete lifestyle change.”

“Upper Tadmarton is a gorgeous place on the edge of the Cotswolds, and the cottage is nicely positioned in the centre of the village, just a stone’s throw from the pub, the village hall and the church, all of which are hubs of the really friendly community. From my garden I enjoy the most amazing countryside views, and on a whim I can hop over the little drystone wall at the very end and head out on lovely long countryside walks. It’s really peaceful here and the surroundings are incredibly picturesque, but it’s not a place where I’ve ever felt isolated. It takes just ten minutes to drive into Banbury, in just over quarter of an hour I can be in Chipping Norton, and I’m also not too far from Soho Farmhouse and Daylesford Farm so there are lots of lovely places to visit.”

“The house itself dates back to the late 1950s, and one of the things that I love about it is the fact it has such a warm and welcoming feel. However, it’s fair to say that it was in need of a lot of modernisation when I moved here so over time I’ve renovated it from top to bottom. It’s now really light and bright throughout, and comfortable for modern living, but I’ve made sure that it still retains that cottagey, cosy feel. One of my favourite rooms is the conservatory. It provides a really nice sense of connection between inside and out, and I love the fact that rain or shine I can sit in there and enjoy that gorgeous view out across my lovely garden and the rolling fields beyond.”

“Saddle Cottage has been such a lovely place to live and I’m going to be very sad to move. I’ll miss the homely feel of the house and simple pleasures such as sitting in the garden enjoying the peace and quiet and those gorgeous views. I’ll also miss all of my lovely neighbours.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







## FIRST FLOOR

The first floor landing has a smoke alarm, stairs lead up to the second floor, rear window. The airing cupboard houses the Albion fully lagged hot water cylinder with an electric immersion heater. The main bedroom is a bright and pleasant room with a deep and well-fitted double wardrobe, radiator, coved ceiling, front window. The second double bedroom has a double fitted wardrobe, radiator, front window. The fourth single bedroom has exposed floor boards, radiator, (an ideal dressing room or small office), rear window. The very smart re-fitted shower room has a walk-in double width fully tiled shower enclosure with a Grohe power shower and fixed glass screen. Heated ladder radiator/towel rail, wooden washstand with a rectangular wash hand basin and hand-made bathroom cabinet. Low-level WC, under floor heating, quality floor and wall tiles, opaque rear window.









## SECOND FLOOR

The attic room is a fabulous guest bedroom with a vaulted ceiling and a white freestanding bath with column tap with a showerhead attachment. Contemporary cast-iron radiator, under-eaves storage on both sides, exposed ceiling beam. The two Velux windows permit the most outstanding views from the rear of the house.











## OUTSIDE

### Frontage & Parking Facilities

To the front of the house is a shallow patio garden with two attractive magnolia trees. There is a 4ft dry stone retaining wall across the frontage and a pedestrian gate. On the left hand side of the property is the plastic bunded oil tank and the central heating boiler with a lockable gate. There is room to park two standard vehicles tight to the gable, (allowing the neighbouring house behind to have adequate vehicular access at all times). There is also on road parking for visitors nearby on a 'first come - first served' basis.

### Rear Garden

The rear garden is predominantly north-east facing and measures around 26.75m deep by 6.5m wide. There is a large paved section around the rear of the house and conservatory (which could park one small car behind the double gates). There is a PIR security light and a cold-water tap. The central lawn area has a stone retaining wall down the left hand side with a well-stocked border with daisies, red robin, lavender, annuals and roses. The opposite flower bed has further annuals, magnolia and Japanese Acer trees. Brick built barbeque, raised decking area with steps down to a further section of level lawn. The private rear garden is enclosed down both flanks by two heights of close boarded wooden fencing. The rear boundary has a low-level dry stone wall to allow the very attractive views of undulating fields behind. This little 'oasis' is the ideal spot for entertaining.





## LOCATION

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The village of Upper Tadmarton is situated 5 miles to the west of Banbury, between the market towns of Banbury and Chipping Norton and is surrounded by undulating open countryside. Bloxham is around 3 miles away providing a range of local facilities including a grocer, butcher, newsagents, post office, public houses, doctor and dental surgeries. The property is also a short drive away from Soho Farmhouse and The Cotswolds. Motorway M40 (J11) and mainline train services from Banbury to London, Marylebone in an hour. Tadmarton has a village hall, a parish church and The Lampet Arms public house. Tadmarton Heath has a highly regarded 18-hole golf course, with Rye Hill golf course only a mile away.







**Services**

Strictly through the vendors sole agents Fine & Country on either (01295) 239665 or (07761) 439927.

**Local Authority**

Cherwell District Council.  
Telephone (01295) 227000.  
Council Tax Band 'C'.  
Current Payable £2,031.80p PA

**Broadband & Mobile Phone Coverage**

You can get 4G mobile coverage both in the house and the garden from Vodafone, Asda, Voxi, Lebara and O2, (do check with your specific mobile provider). There is Ultrafast broadband available in the area, delivering 950 Mbps upload and download speeds. The current BT package delivers 35 Mbps upload and 6.8 Mbps download speeds to the property.

**Tenure**

Freehold

**Viewing Arrangements**

Strictly through the vendors sole agents Fine & Country on either (01295) 239665 or (07761) 439927.

**Opening Hours**

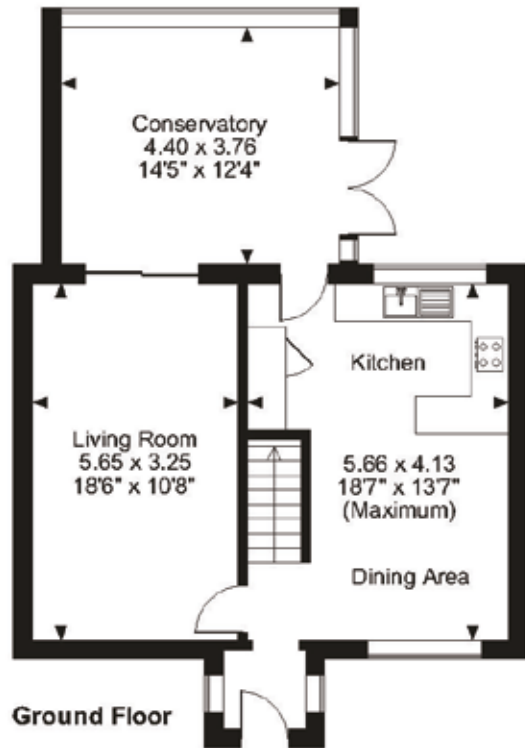
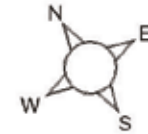
Monday to Friday	9am – 7pm
Saturday	9am – 4pm
Sunday	By prior arrangement

**Directions**

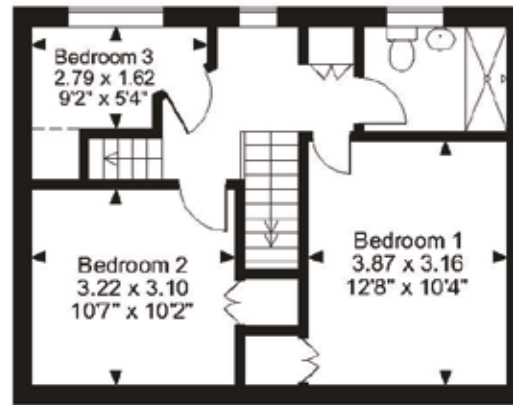
From the Banbury Cross, head west-bound out of town on the main B4035, passing through Broughton and after 5 miles you arrive in Lower Tadmarton, then up the hill to Upper Tadmarton. Saddle Cottage is then easy to find on your right hand side, just before The Lampet Arms pub with a Fine & Country board outside.

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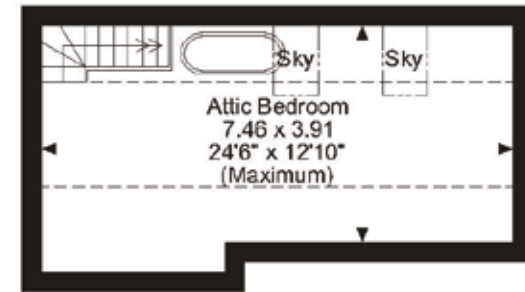
**Saddle Cottage, Mickleton View Main Road, Upper Tadmarton, Banbury**  
**Approximate Gross Internal Area**  
**1254 Sq Ft/117 Sq M**



**Ground Floor**



**First Floor**



**Second Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







CHRISTOPHER E MOBBS FNAEA CPEA  
PARTNER AGENT

Fine & Country Banbury  
36 years experience | 07761 439927 | DD: (01295) 239665  
email: [chris.mobbs@fineandcountry.com](mailto:chris.mobbs@fineandcountry.com)

Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003. He is a long standing and active fellow of the National Association of Estate Agents and joined the industry in May 1986. Chris is a consummate professional accepting only the highest standards of marketing, integrity and customer care. He also holds the CPEA qualification gained in 1993 after 2 years studying property law, sales & marketing and building construction. Chris has lived in Hanwell for over 33 years with Elizabeth, (his wife of 38 years), so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



*"Outstanding. Chris could not have made the experience of buying a house any better.*

*The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.*

*Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!"*

*"Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough."*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country  
Tel: +44 (0)1295 239666  
banbury@fineandcountry.com  
Guardian House 7 North Bar Street, Banbury, OX16 0TB

