



Mornington House
Dashwood Road | Banbury | Oxfordshire | OX16 5HD

FINE & COUNTRY

MORNINGTON HOUSE

A stunning six double bedroom detached Edwardian villa in town centre location and a comfortable walk to local amenities comprising entrance hall, cloakroom/WC, large breakfast kitchen, utility room, conservatory, sitting room, formal dining room, six bedrooms, the feature having dressing room, makeup room and en-suite bathroom, two further shower rooms, guest WC, outstanding gardens and parking to the front for four cars.



Accommodation summary

A stunning detached Edwardian villa which offers wonderful and spacious accommodation throughout.

Upon entering, the large reception hallway has an encaustic tiled floor, a feature fireplace, stained glass windows to two elevations, cornicing to the ceiling and stairs rising to the first floor.

The cloakroom has wardrobe space, display cupboards, access to the cellar and a sliding door to the WC.

The breakfast kitchen has a central island, ample workspace, a gas fired Aga, and a range of integrated appliances to include two ovens, microwave, a five ring induction hob, electric BBQ grill, fridge and dishwasher.

There are two windows and access to the utility room which has space for appliances, an integrated freezer, windows to the side and rear, and a stable door opening out to the rear garden.

The conservatory is a light and airy room and has space for a table and French doors which open out to the beautiful sun terrace.

The sitting room has wood flooring, a feature fireplace, feature cornicing and doors to the dining room.

The formal dining room is the perfect venue to host a dinner party, with space for a table to seat eight guests, cornicing, and a large bay window to the front.









Seller Insight

“ Situated in the heart of the historic market town of Banbury is Mornington House, a very striking and extremely handsome six-bedroom family home that was built in 1907. “Aside from the sheer beauty of the building itself, the convenience of the location was one of the main things that sold the property to us when we came across it six and a half years ago,” says the owner. “It’s close to our children’s school, we’re just a twelve-minute walk from the station, which has been ideal for my wife as she has to commute into both Birmingham and London, and of course we have a fabulous array of shops and amenities quite literally a stone’s throw away. We’ve also appreciated the fact that despite being so close to absolutely everything, in the house and in the garden it’s always very peaceful so we’ve been able to enjoy the best of both worlds.”

“The house itself is really stunning; the number of people who regularly comment on how lovely it looks is astounding. Inside there are loads of attractive period features, including a magnificent stained glass window up on the first floor landing, and the rooms all boast really good proportions. We particularly like the fact that we have large spaces such as the kitchen/sunroom, and the living room and formal dining room, which are interconnecting, so it’s great for entertaining, but there are lots of places you can take yourself off to if you just want a bit of peace and quiet. In my mind it’s the perfect family home.”

“Another feature that initially attracted us to the property was the garden, which is a great size so it’s both family-friendly and easy to maintain. We have a lovely lawned area, a vegetable garden, there’s a decked seating area just outside the sunroom and right at the very end we added another decked terrace with a barrel sauna. It’s positioned under a rather magnificent sycamore tree so it’s a lovely shady spot to enjoy on a hot summer’s day.”

“As a family, we tend to spend most of our time in the kitchen and sunroom, which are lovely big light, bright rooms that flow into one another. It’s particularly nice in the summer when we can fling open the French doors and extend our living space out onto the deck.”

“I’d say we’re around ten minutes from everything. We can walk to the shops, the cinema, an array of restaurants and there are some great schools in the local area, including one that’s right at the end of our road. The town also has some lovely parks and we’re on the edge of the Cotswolds so we really have been able to enjoy the best of both worlds.”

“The house is really beautiful and it’s also in great shape. During our time here we’ve updated the kitchen and bathrooms, new flooring has been laid and all the rooms have been decorated. It’s ready for the new owners to simply move in and enjoy.”

“It will be the sheer grandeur of the building and the space we have that we’ll miss most when we leave,” says the owner. “It’s a really beautiful house and for us it’s been a fantastic family home.”*

* 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.





To the first floor, the split level landing has a wonderful full height stained glass window, cornicing to the ceiling, and stairs rising to the second floor.

The guest bedroom is of an excellent size and has windows to the front.

Another good sized double has a built-in wardrobe and a window to the front.

There are two further double bedrooms on this level, one with two windows to the rear, the other having a built-in storage cupboard and windows to two elevations.

The family shower room is beautifully presented with a window to the front, and there is also a guest shower room and a further guest WC.

The second floor landing has a useful airing cupboard and access to two further double bedrooms.

The feature suite is simply superb.

The bedroom is of a good size and has a vaulted ceiling, eaves storage and two Velux windows.

There is a make-up room which has a Velux window, whilst access is provided to













a dressing room which leads to a stunning en-suite bathroom which has a central freestanding bath, separate walk-in double shower, his and hers sinks, and a window to the front.

The sixth double bedroom is currently used as a home office and has built in units and shelving, and a window which provides a lovely view over the rear garden.

The rear garden has a superb decking area which is ideal for alfresco dining, with steps to a lawned area which has mature flower borders, and access to a raised garden which has an outdoor sauna and timber shed, whilst to the front of the property, there is parking for four cars.

A sensational home with many period features which must be seen to be appreciated.

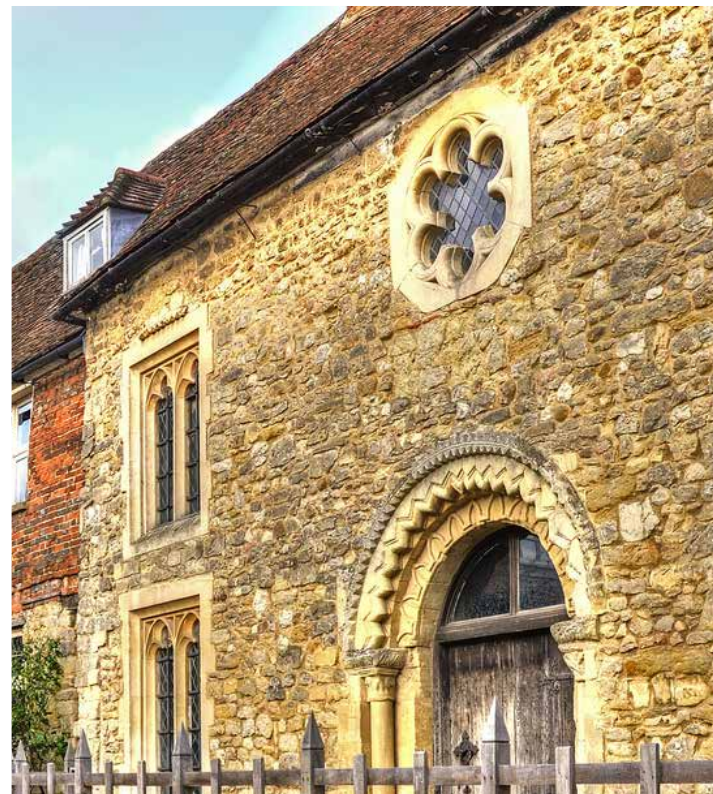






LOCATION

Dashwood Road is situated in the centre of Banbury, just a short walk to the local shops, and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services

Gas fired central heating
Mains drainage

Tenure

Freehold

Local Authority

Cherwell

Council Tax Band: G

EPC: Exempt

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01295 239666

Website

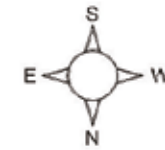
Website For more information visit www.fineandcountry.com/uk/banbury

Opening Hours:

Monday to Friday	8.00am – 8.00pm
Saturday	9.00am - 5pm
Sunday	10am - 4pm

Offers over £800,000

Dashwood Road, Banbury
Approximate Gross Internal Area
3103 Sq Ft/288 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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TERRY ROBINSON
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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”

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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.

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