



The Pond Barn  
12 Duck End | Hinton-in-the-Hedges | Brackley | Northamptonshire | NN13 5NF





# THE POND BARN

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“Leaving this place will be bittersweet; I will miss the deep connections, the cherished memories of the village and the incredible community. This home is suited for many, and I hope someone will come to love the village and the community as I have. It is a safe, secure, and truly special property.”







# KEY FEATURES

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## GROUND FLOOR

Traditionally built oak-framed porch with pitched slate roof and outside light, solid oak door opens to the property. The entrance hall has a solid limestone floor that flows seamlessly throughout the entire ground floor. Oak staircase rises to the first floor, thermostat, ceiling beam. The cloakroom has a white Belgravia sink unit with storage beneath, low-level WC, no touch mirror, down lighters, extractor fan, opaque rear window. The utility room offers grey fronted base and eye-level cabinets, Quartz work surfaces and splash backs, enamel white sink unit with ornate mixer tap. Dual consumer units, Samsung tumble dryer and washing machine. Airing cupboard houses the Daikin pressurised hot water cylinder, extractor fan, down lighters, opaque rear window. The cosy living room has a Cotswold stone Inglenook feature Inglenook fireplace with a Herald 10kw multi-fuel stove set on a black slate hearth. Tiled floor, TV and telephone points, ceiling beam, four wall-light points, under stairs cupboard, 5-amp table lamp points. Thermostat, front window, French doors to the rear garden.

The stunning kitchen/dining room has been carefully designed and well-fitted to really offer the 'wow' factor. It offers an extensive range of soft closing cabinets including pan drawers, refuse bin, corner carousel with white Quartz work surfaces areas with splash backs and an enamel inset sink unit. Integrated Bosch twin electric fan-assisted ovens, dishwasher and induction hob, Klarstein extractor fan, drinks chiller. Matching curved eye-level cupboards, TV point, thermostat, Samsung tall fridge/freezer unit. Oval shaped large island unit with a white Quartz work top with two inset pop up power points. Further base units, space for barstools, ceiling beam, down lighters, smoke alarm. There is plenty of room in the dining area for a large farmhouse table and 10 chairs, four windows allow natural light to flood in and offer panoramic 180 degree views on three sides, there are also double French doors to the rear garden.

## FIRST FLOOR

The spacious landing has a wide loft hatch with a retractable wooden ladder up to the well-insulated large attic space, there is a boarded area for storage and light is connected. Radiator, three wall light points, heating thermostat. Airing cupboard with fitted shelving and a radiator, 5-amp light points, smoke alarm, Velux front window. The L-shaped principle bedroom is a bright and spacious room with amazing open views from three windows on all sides. TV and telephone points, 5-amp points, two low-level radiators, ample power points. The en-suite has a double width tiled shower enclosure with a Hansgrohe power shower and fixed glass screen, extractor fan. Belgravia ornate sink unit with cupboards below, low-level WC, heated radiator/towel rail. Down lighters, stunning deep blue floor tiles, Velux window.

Bedroom 2 has 5-amp lighting points, 3 double power points, radiator and a rear window with great views. The 3rd double bedroom also has 3 double power points, 5-amp outlets and the same aspect from its rear window. The family bathroom has a white slipper bath with column mixer taps, low-level WC, Belgravia wash-hand basin with cupboards below. Down lighters, extractor fan, radiator/towel rail, no touch mirror, large quality floor and wall tiles. Double width shower enclosure with a fixed glass screen and a Hansgrohe power shower, opaque front window.









# Seller Insight

“The Pond Barn is a brand new property, lovingly designed and built by myself. It was our dream to create this haven at the bottom of this pretty lane, drawn by the breath-taking views of the rolling countryside. Constructed with beautiful stone and featuring an inviting oak porch, it is nestled in a picturesque spot, surrounded by a wonderful, kind-hearted community.”

“Our journey to this idyllic location began when friends moved to a nearby village. Upon visiting, we were captivated by the charm of the area and discovered this house with its expansive land. The village, with a stream running through it, boasts a quaint pub, a church, and a tight-knit, vibrant community. Every year, the village comes alive with events such as fetes and scarecrow competitions. This year, we enjoyed a memorable barn dance. The camaraderie here is unparalleled; when I was building the house, family members came to assist and visit, and we were touched by the kindness of locals who offered their bed and breakfast services at no cost.”

“The heart of The Pond Barn is its magnificent kitchen. Spacious and perfect for socialising, it features stunning triple views and is fully equipped with modern amenities. Natural light floods the space, creating a warm and inviting atmosphere.”

“Situated at the end of this quiet lane with no passing traffic, offers a tranquil retreat with a private garden ideal for relaxation. Every morning, we are greeted by breath-taking sunrises over the fields, combining the best of peaceful rural living with convenient connections for commuting.”

“Our neighbours are exceptional, the village welcomes people from all walks of life, everyone is treated with the same warmth and respect. The local pub is a bustling hub, renowned for its excellent food and lively atmosphere.”

“Within just a mile and a half, all necessary amenities are available, including supermarkets, a medical centre, shops, and well-regarded schools.”

“The Pond Barn is an entertainer’s dream, with a seamless flow throughout the property, a stunning oak staircase, and ample space for guests to stay.”

“Leaving this place will be bittersweet; I will miss the deep connections, the cherished memories of the village and the incredible community. This home is suited for many, and I hope someone will come to love the village and the community as I have. It is a safe, secure, and truly special property.”\*

\* 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.































## OUTSIDE

### Front Garden

To the front of the house is a narrow fore garden measuring 4.75m to the front boundary. There are uplighters on the front of the house along with PIR security lighting. There is 4ft fencing across the frontage to ensure the views are visible with two mature silver birch trees. Just to the left of the driveway is a pedestrian footpath that runs away from the village offering beautiful walks, perfect for dog owners too.

### Parking Arrangements

To the right of the property is a large crushed stone driveway measuring around 15.5m by 9.7m. So there is plenty of room to park several large vehicles, and space to erect a garage or carport (subject to the required local authority planning consents).

### Rear & Side Garden

Directly behind the property is a slab pathway and a private terrace, cold-water tap, two double power points, Daikin air source boiler. The rear garden extends 6.5m to the original rear fencing with has some mature trees retained whilst allowing the views to be enjoyed across the open fields and nearby farm buildings. The total plot the house was built on measures around 24.25m by 15m (plus the parking area). There is a second large terrace on the far side of the house which is the best location to enjoy the views with a drink of your choice with family and/or friends, it is just idyllic! Along with the fields, you should see red kites hanging above on the winds, or even brave souls sky-diving at the nearby Hinton sky-diving centre (I can assure you it's an amazing experience) having braved it more than once!























## LOCATION

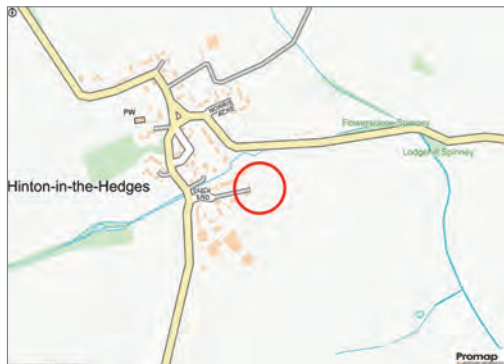
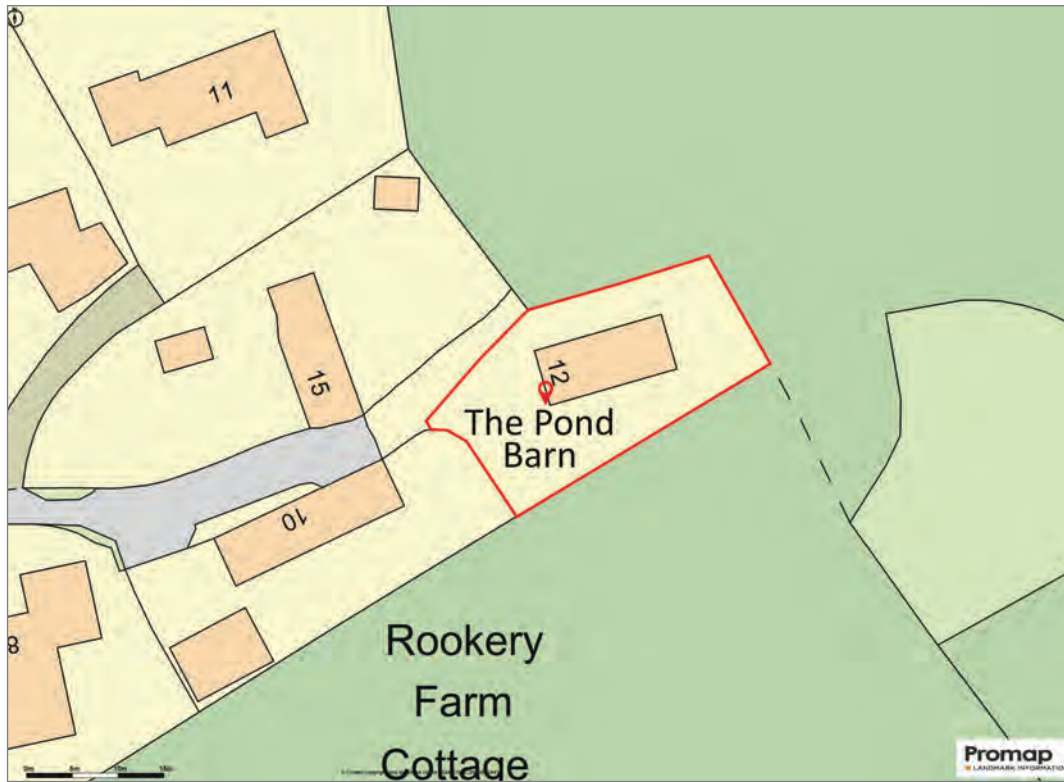
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Hinton in the Hedges is a very quiet and pretty village tucked away only a mile from the centre of Brackley. It has the Crewe Arms public house, and has an attractive selection of modern, period and thatched houses within the village. Good amenities are available in Brackley, Waitrose, Sainsburys, Costa and a good choice of both state and independent schooling. Winchester House in Brackley, Beachborough in Westbury and the world renowned Stowe school are all just a short drive away. Brackley has a large antiques cellar, and has a good range of bespoke shops within its attractive market place where the Town Hall is situated. The M40 (J11) is around 8 miles away in Banbury giving access to the motorway network, and the main train stations in Banbury and Bicester North both provide a good fast service to Marylebone, London in under an hour. Milton Keynes is another option around 25 minutes away.









### Local Authority

South Northants District Council.  
 Telephone (0300) 126 7000.  
 Council Tax Band (To be accessed).  
 Current Payable TBA (April 2024 to March 2025).

### Services

Mains electricity, water, drainage, air source central heating (under floor and radiators).

### Broadband & Mobile Phone Coverage

Ultrafast broadband speed is available in the area with predicted highest available download speeds of 1,000Mbps, and highest available upload speeds of 1,000Mbps. There is 4G mobile signal in the area, we advise you to check with your mobile phone provider.

### Opening Hours

Monday to Friday 9.00am - 5.30pm  
 Saturday 9.00am - 4.30pm  
 Sunday By appointment only

### Viewing Arrangements

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

### Directions

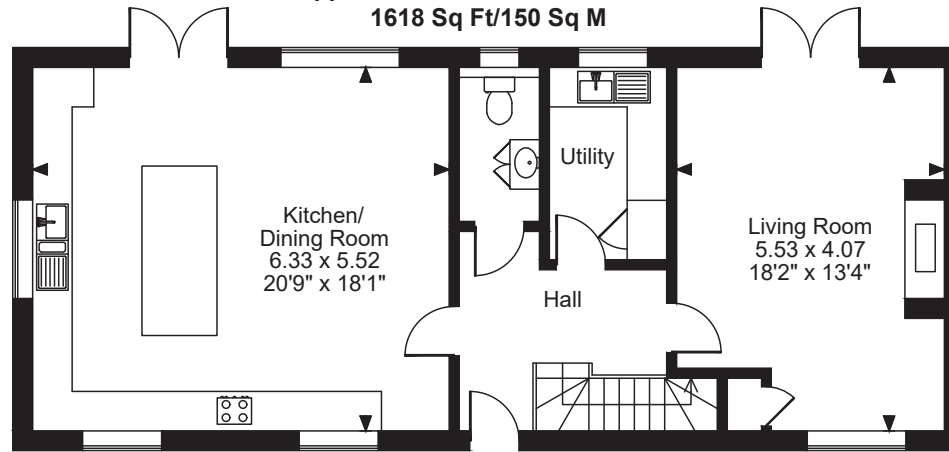
From Banbury, head towards J11 of the M40, leaving on the B4525 towards Brackley and Buckingham. After just over 9 miles, go straight over the mini-roundabout to bypass Brackley town centre and Hinton in the Hedges can then easily be found after 0.5 of a mile on the right hand side. As you enter the village, bear left on the main road, you will see the 'Crewe Arms' pub on your left, then turn left in to Duck End opposite the bridge and the stream that runs through the village. 'The Pond Barn' is the last property down this narrow lane.

### Agents Notes

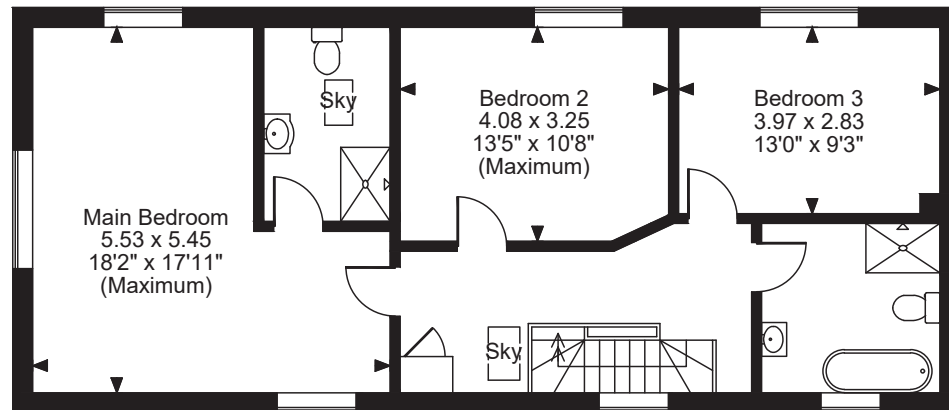
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and 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. Whilst we carry out our due diligence on a property before it is brought to the market, and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risks, easements, covenants and other property related details rests with the buyer.



**The Pond Barn, Duck End, Hinton-in-the-Hedges, Brackley**  
**Approximate Gross Internal Area**  
**1618 Sq Ft/150 Sq M**



**Ground Floor**

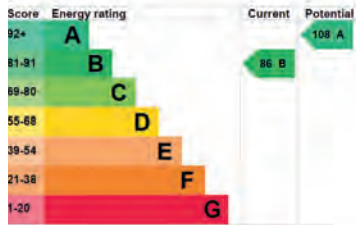


**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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Tenure: Freehold  
 Council Tax Band: F

*OIEO* £ 900,000



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CHRISTOPHER E MOBBS FNAEA CPEA  
PARTNER AGENT

Fine & Country Banbury  
36 years experience | 07761 439927 | DD: (01295) 239665  
email: 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

