



Stratford Farm House, Wroxton  
Oxfordshire, OX15 6PZ



ROUND & JACKSON  
ESTATE AGENTS









**A luxury four/five bedroom detached family house built to a high specification located in a beautiful setting within this highly sought after and pretty village.**

#### The property

Stratford Farm House, Wroxton is a luxury brand new family home built by highly renowned local developers E&W Estates. Named after the village's historic London to Stratford Fingerpost, Stratford Farmhouse is an exceptional stone built four/five bedroom detached house with well planned and incredibly spacious accommodation located in a lovely tucked away setting within this highly sought after village. The property is finished to an incredibly high standard throughout to include a superb bespoke kitchen and high quality luxurious bathrooms. On the ground floor there is underfloor heating, a large entrance hallway, a superb open plan kitchen/dining/family room with a pantry and separate utility/boot room, a dual aspect sitting room with double doors to the garden and a separate dining room which could be used as an additional bedroom if required. On the first floor there is a large landing with a vaulted ceiling, a superb master bedroom with a dressing room and en-suite bathroom, a guest bedroom with en-suite, two further double bedrooms and a large family bathroom. To the front of the property there is a large gravelled driveway with parking for several vehicles and a double garage. To the rear there is a large private walled garden which is beautifully landscaped and has pleasant outlooks to the rear.

#### Hallway

A large entrance hallway with an oak and glass staircase to the first floor, Porcelanosa tiled flooring and access to all ground floor accommodation.

#### Sitting Room

A spacious dual aspect sitting room with Porcelanosa tiled flooring and double doors to the rear patio.

#### Dining Room

A large formal dining room which could be used as a family room, a home office or as a fifth bedroom.

#### Kitchen/Dining/Family Room

An exceptional open plan room with Porcelanosa tiled flooring, ample space for lounge and dining furniture, bi-folding doors to the rear garden and a large pantry. A bespoke kitchen supplied by a local supplier has been expertly installed comprising solid wood wall cabinets and base units and drawers with stone work surfaces over and inset sink. There is a central island unit with inset induction hob with ceiling extractor and integrated Neff appliances include a full height fridge and separate full height freezer, twin ovens, a wine fridge and dishwasher.

#### Utility/Boot Room

A large utility room with fitted bespoke cabinets and stone work surfaces, stacked washing machine and tumble dryer, door to rear garden and a laundry chute.

#### Cloakroom/W.C.

Wash hand basin and W.C.

#### First Floor Landing

A spacious and light galleried landing with a vaulted ceiling, windows to the front and rear and doors to all first floor accommodation.

#### Master Bedroom

A superb master bedroom suite with window to the rear and a separate dressing room. There is an adjoining en-suite bathroom which is beautifully fitted with a high quality suite comprising a freestanding curved bath, a large shower enclosure with a rainfall shower, a wash hand basin with vanity unit and a low level WC. Porcelanosa tiling to walls and floor, laundry chute.

#### Bedroom Two

A large double room with a window to the front, built in wardrobes and an en-suite shower room.



#### Bedroom Three

A double room with a window to the front.

#### Bedroom Four

A double room with a window to the rear.

#### Family Bathroom

Beautifully fitted with a contemporary suite and Porcelanosa tiling.

#### Outside

To the front of the property there is a large gated gravelled driveway which provides parking for several vehicles and which gives access to the double garage. To the rear there is a large and private walled garden which is ideal for socialising or relaxing. An attractive stone flag patio adjoins the house and there is a dry stone wall to the rear boundary which backs on to an open field and stone boundary walls.

#### Directions

From Banbury proceed in a north westerly direction towards Stratford upon Avon (A422). After approximately three miles Wroxton will be reached. Continue through the village and past the White Horse Pub where the property will be found on your left hand side after approximately 300 yards.

#### Services

Mains water, electricity and drainage are connected. Heating via an air source heat pump.

#### Local Authority

Cherwell District Council. Tax band TBC.



#### Situation

Wroxton is a charming North Oxfordshire village situated about 3 miles North West of Banbury and it comprises a number of most attractive period cottages and houses. Local amenities include a highly acclaimed primary school, with the option also of nearby primary schools in Shenington and North Newington. There the well renowned Wroxton House Hotel and restaurant and churches of differing denominations. The village benefits from pedestrian access to the grounds of Wroxton Abbey which is a wonderful asset to the village. More extensive facilities can be found in the market towns of Banbury and Chipping Norton. Further afield in Oxford and Stratford-upon-Avon there are excellent recreational, cultural and leisure facilities. Excellent communication links with the M40 (J11) only 3 miles away giving access to Oxford (A34) and London to the South and Birmingham (M42) to the North. There are mainline train services from Banbury to London (Marylebone) from 55 minutes and Banbury to Oxford in 17 minutes. Excellent local schooling facilities with secondary education provided by Warriner School (Bloxham). For private education Tudor Hall (girls), Bloxham (co-ed), Kings High (girls), Warwick (boys) and Stratford Grammar. Preparatory schools in the area include St John's Priory, Carrdus (Overthorpe), Winchester House (Brackley) and Beachborough (Westbury). Leisure activities in the area include golf at Tadmarton, theatres at Stratford upon Avon and Oxford, motor racing at Silverstone and horse racing at Warwick and Stratford upon Avon.

#### Agents Note

The interior photographs are furnished to give an idea of scale and to show how the property could look once occupied.

**Asking Price £1,225,000**

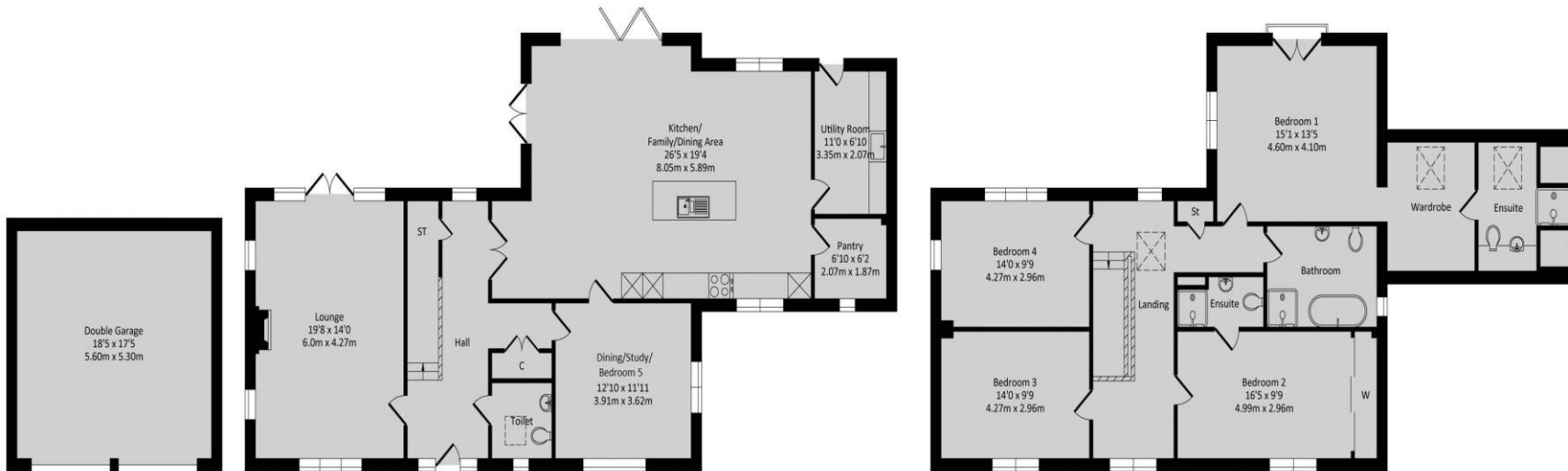




Garage  
Approx. Floor  
Area 320 Sq.Ft.  
(29.70 Sq.M.)

Ground Floor  
Approx. Floor  
Area 1305 Sq.Ft.  
(121.24 Sq.M.)

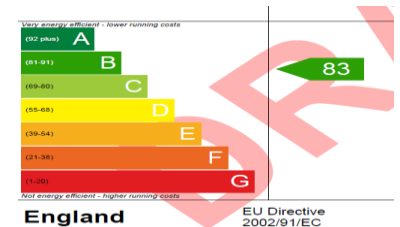
First Floor  
Approx. Floor  
Area 1159 Sq.Ft.  
(107.68 Sq.M.)



**Total Approx. Floor Area 2784 Sq.Ft. (258.62 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



**ROUND & JACKSON**  
ESTATE AGENTS