



Nellbridge House Farm, Aynho Road
Adderbury, Oxfordshire, OX17 3NU



ROUND & JACKSON
ESTATE AGENTS





An exceptional and beautifully presented waterside farmhouse with a range of ancillary buildings, beautiful landscaped gardens and a recently constructed 75 ft narrowboat mooring. The property is located in a tucked away position overlooking the Oxford Canal and has far reaching views of the surrounding countryside.

- * Period canalside farmhouse with extensive accommodation and narrowboat mooring
- * Approximately 6,000 sq ft
- * Four bedrooms, all ensuite
- * Detached wharfside studio office with annexe potential
- * Large barn/garaging divided into scullery/drying room, a large storeroom, and workshop
- * Superb opportunity for additional income
- * Beautifully landscaped grounds and gardens
- * Double carport, wood store, and garage
- * Beautifully presented throughout
- * Gated driveway with off-road parking for many vehicles
- * Set within just over ¾ acre.

The Farmhouse

A welcoming entrance porch opens into the kitchen/breakfast room, featuring attractive Fired Earth slate flooring, a range of bespoke fitted cabinets, a pantry and a Rayburn cooker. This space also provides access to a convenient cloakroom/WC. The beautiful wooden conservatory boasts a vaulted ceiling, Clearview wood-burning stove, Fired Earth slate flooring, and French doors opening onto the garden—an ideal space to relax and unwind.

The large dining room, perfect for entertaining, showcases elegant period mirrored walls, wooden flooring, and a discreet 'secret bookcase' store room, adding a touch of intrigue. An elegant and spacious sitting room benefits from dual-aspect windows with window seats, a striking feature fireplace with a large wood-burning stove, and a central bifurcated staircase leading to the upper floors. On the first floor there is a superb master bedroom suite with a vaulted ceiling and exposed beams, fitted wardrobes and a beautifully fitted period en-suite bathroom with roll top bath. There are two further double bedrooms on this floor which share a large interconnecting bathroom. On the second floor there is a further double room with exposed beamed ceilings, windows to the front and rear and a beautifully fitted traditional style bathroom.



The Barn

A notable feature of the property is the adjoining barn, extending to approximately 1,524 sq ft. This versatile building is divided into three distinct areas: a spacious scullery/drying room with cloakroom, a utility area and double doors for vehicular access, a very large store room, and a substantial workshop with further double doors opening onto the courtyard.

Offering a wealth of potential, this adaptable space could be utilised for a variety of purposes or converted into additional accommodation, subject to any necessary consents.

Canal Wharfside Studio/Office

The ground floor offers a welcoming reception room with a Clearview wood-burning stove, along with two additional rooms providing flexible living or working space. On the second floor, a stunning vaulted studio area features exposed brick walls and an arched window offering picturesque views over the canal and open countryside beyond.

Planning permission has previously been granted to extend the first floor, and it is believed this could be reinstated, offering further scope to enhance this unique and characterful property and potentially utilise it as further living accommodation.





Garaging and Carports

Further outbuildings include a useful double carport and log store located within the courtyard, as well as a single garage positioned further along the front drive.

Grounds and Gardens

The property is set well back from the lane and approached via a long private driveway that opens into a generous gravelled forecourt providing ample parking and turning space with a gated courtyard beyond.

The grounds are a true feature of the property, beautifully landscaped and meticulously maintained to create a tranquil and picturesque setting. Expansive lawns are interspersed with mature trees, well-stocked shrub borders, and an array of seasonal planting that adds colour and interest throughout the year.

A vegetable garden and a useful tool shed offer excellent space for productive gardening, while a large greenhouse supports those with horticultural interests. A number of well-positioned seating and entertaining areas are nestled within the gardens, offering peaceful spots to enjoy the surroundings at different times of day.

One of the highlights is the charming summerhouse with adjoining generous decking—perfectly placed to take in the idyllic views across the Oxford Canal. This area is further enhanced by a newly reinstated mooring, providing direct access to the water and creating a superb space to unwind, entertain, or simply enjoy the beauty of the setting.

Situation

Nellbridge House Farm is situated in a particularly desirable location between the villages of Aynho and Adderbury. The latter offers a wide range of amenities, including a general store, public houses, a primary school, church, library, tennis and squash club, golf course, and various local clubs and societies. The nearby village of Kings Sutton provides direct rail services to London and Birmingham, while the market towns of Banbury, Bicester, and the city of Oxford offer extensive shopping, dining, and leisure options. The area is also well-served by both private and state schools, including several highly regarded institutions in Oxford. The property is ideally located close to Restoration Hardware and just 11 miles from the exclusive Soho Farmhouse, offering easy access to high-end lifestyle and leisure amenities.



Directions

From Banbury Town centre proceed in a southerly direction on the Oxford Road and continue for roughly 2 miles until Twyford is reached. Continue for another 1/4 mile until you reach the traffic lights and then turn left onto the Aynho Road.

Services

Private well water supply and private drainage via a water treatment system. LPG gas heating. Mains electricity.

Local Authority

Cherwell District Council.

Viewing Arrangements

By appointment with Round & Jackson.

Tenure

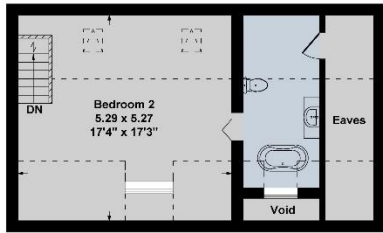
A freehold property

Guide Price: £1,500,000

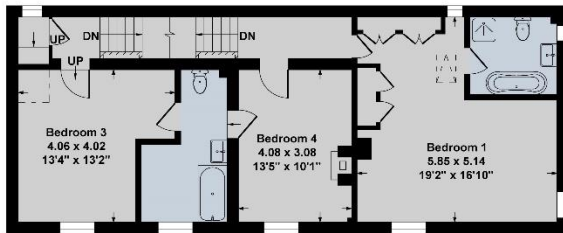




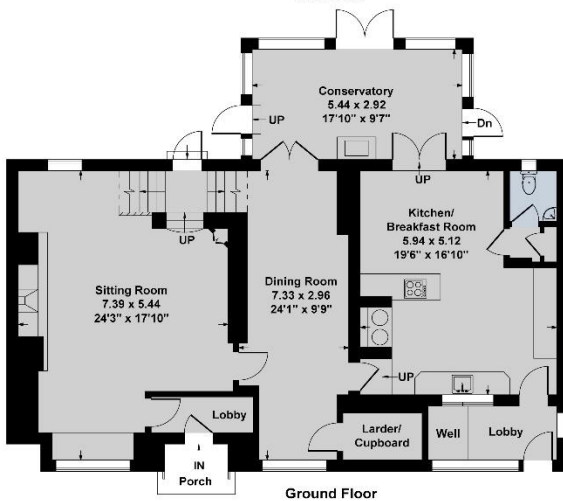
Main House Approx Area = 249.76 sq m / 2688 sq ft
 Canalside Office Approx Area = 147.04 sq m / 1583 sq ft
 Garage Approx Area = 15.13 sq m / 163 sq ft
 Outbuilding Approx Area = 141.61 sq m / 1524 sq ft
Total Area = 553.54 sq m / 5958 sq ft
 Measurements are approximate, not to scale,
 illustration is for identification purposes only.
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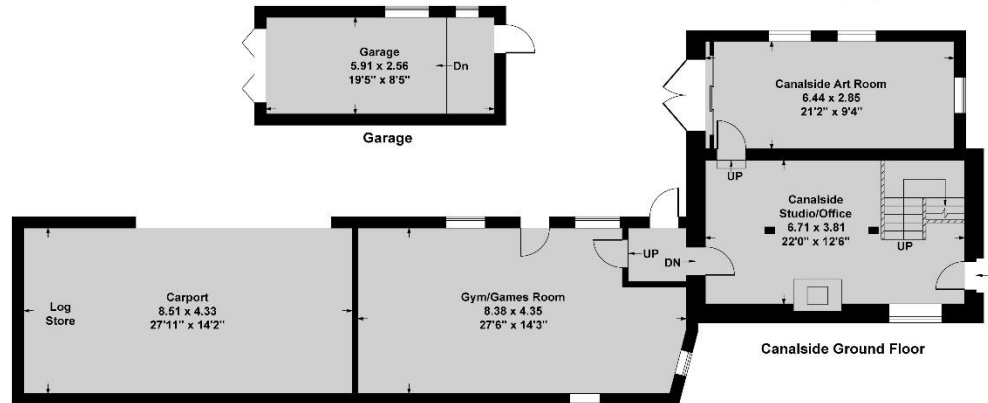
Second Floor



First Floor



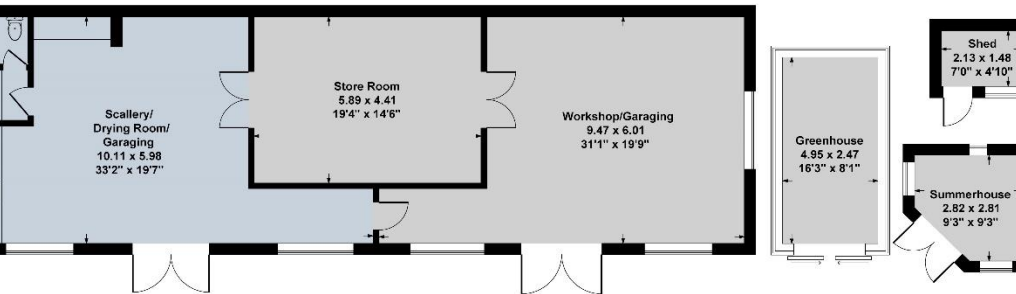
Ground Floor



Canalside Office

First Floor

Canalside Ground Floor



Outbuilding



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F		22 F
1-20	G		

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