



Magdalen House

Guide Price £950,000
Farthinghoe, NN13

An elegant GII Listed detached five-bedroom village residence, with beautiful gardens and versatile living space. Nestled in the heart of the charming village of Farthinghoe, Magdalen House is a handsome and impressive five-bedroom period home that combines character features with spacious, flexible accommodation - perfect for modern family living. The house dates back to the 18th Century and was originally part of the Farthinghoe Lodge Estate.

- Elegant & characterful detached village house
- 5 bedrooms | 2 bathrooms
- Driveway & garage
- GII Listed
- Popular village
- Beautifully presented
- Total 3024 square feet
- Secluded, beautifully manicured gardens
- Tenure freehold
- Council tax F



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





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Upon entering, you are welcomed into a generously proportioned open-plan kitchen, living, and dining area. This inviting space is ideal for entertaining, with double doors leading out onto a beautifully landscaped private garden, creating a seamless indoor-outdoor living experience. A separate dining room offers a more formal setting, showcasing original flagstone flooring and a striking inglenook fireplace with a wood burning stove - adding warmth and ambience. To the front, a generous sitting room provides a refined space for relaxing, also complete with a wood burner. Additional ground floor features include a convenient WC and access to a cellar below - perfect for storage or potential wine cellar use.

The first floor comprises three well-appointed bedrooms. Two of these share a stylish Jack and Jill en-suite bathroom, while a large family bathroom serves the remaining bedrooms. The top floor reveals two further charming bedrooms, ideal as guest rooms, children's bedrooms, or additional office space.

Outside, the property boasts a beautifully manicured and spacious private garden, the plot measuring around 0.23 acres in total. There is ample off-street parking, a garage and to the rear a separate outbuilding currently used as a games room/home office, offering excellent flexibility; perhaps a space suitable for conversion, subject to the usual permissions.

Magdalen House offers the rare opportunity to acquire a substantial character home in a sought-after village setting, with easy access to Brackley and the wider Oxfordshire and Northamptonshire countryside.

Farthinghoe is a village located around attractive rolling countryside between the market towns of Banbury and Brackley. The village has a thriving community with excellent local facilities including a well-regarded public house with restaurant, 12th century church and primary school. Neighbouring villages of Charlton, King's Sutton and Middleton Cheney have further amenities including pubs, restaurants and village shops. A wider range of shops and services can be found in Banbury and Brackley with more comprehensive facilities in Bicester, Milton Keynes and Oxford. There are excellent transport links within easy reach, Banbury train station is within 6 miles (around 1 hour into London Marylebone) and the M40 within 5 miles.

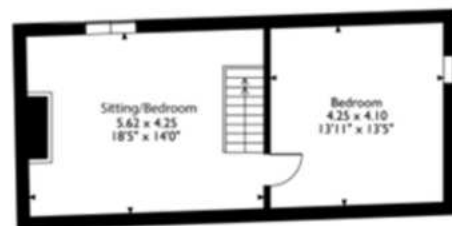
- Tenure: Freehold
- Local Authority: West Northamptonshire
- Council Tax Band: F
- Utilities: Mains electric, gas, drainage & water



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Magdalen House, Chapel Lane, Farthinghoe

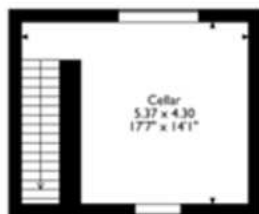
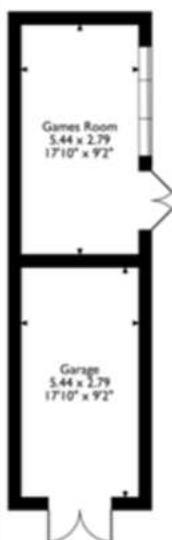
Approximate Gross Internal Area
 Main House = 251 Sq M/2702 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Outbuilding = 15 Sq M/161 Sq Ft
 Total = 281 Sq M/3024 Sq Ft



Second Floor



First Floor



Cellar



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.