

West Adderbury House, Adderbury, Oxfordshire



This rare opportunity to build an exceptional home of circa 5,000 sq ft in 6.62 acres set in the sought-after village of West Adderbury.

Summary of accommodation

All services including gas, electric and water, are connected.

Site secured with perimeter closed board fenced/deer fence.

Driveway formed to builders compound

Fully plumbed site office in situ/ WC/ Canteen block all on site and fully plumbed-ready to use.

Archaeology reports finalised

Canopies lifted on mature trees

Planning conditions on the existing permission

Footings started and signed off by Ascent Building Control Ltd

In all about 6.62 acres

Distances

Deddington 2.5 miles, Banbury 3.5 miles (trains to London Marylebone 58 minutes), Soho Farmhouse 8 miles, Chipping Norton 11.5 miles, Charlbury 14 miles (trains to London Paddington 76 minutes), Oxford 18 miles (trains to London Marylebone 56 minutes) (Distances and times approximate).



Situation

The thriving and historic village of Adderbury is particularly sought-after. Within Adderbury is a post office, several public houses, a hairdresser, a veterinary practice and an attractive 14th century church.

Communication is good with a mainline station at Bicester North and Banbury providing fast train services to London Marylebone (about 40 and 55 minutes peak time respectively) and M40 (J10) Ardley about 6 miles. Educational facilities in the area includes primary schools in Steeple Aston and Deddington. Private preparatory schools include Carrus, (Overthorpe), St Johns Priory (Banbury), Winchester House (Brackley), Beachborough (Westbury) and The Dragon (Oxford). Senior private schools include: Tudor Hall (girls), Bloxham, Stowe and St Edward's, amongst others.

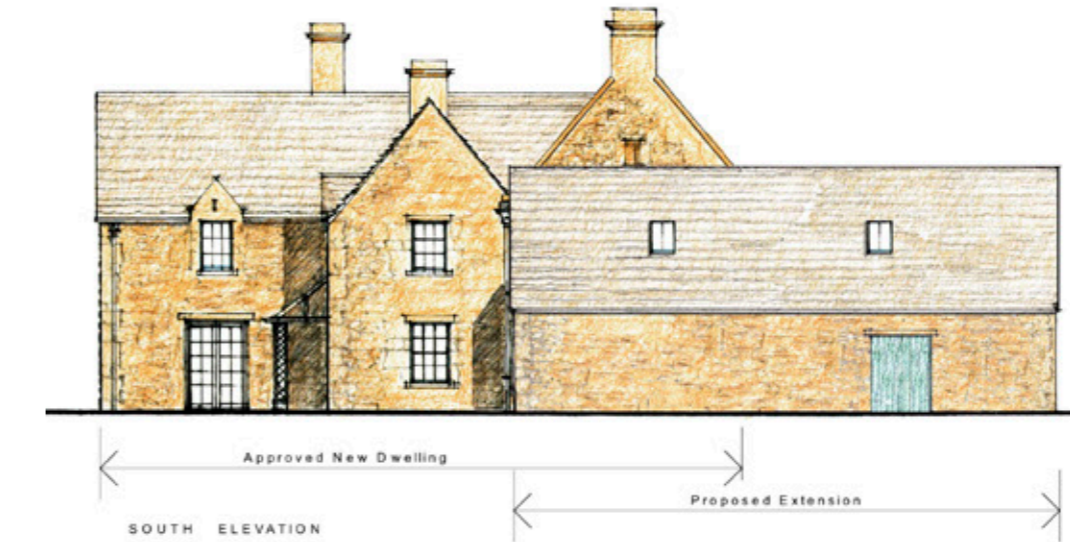
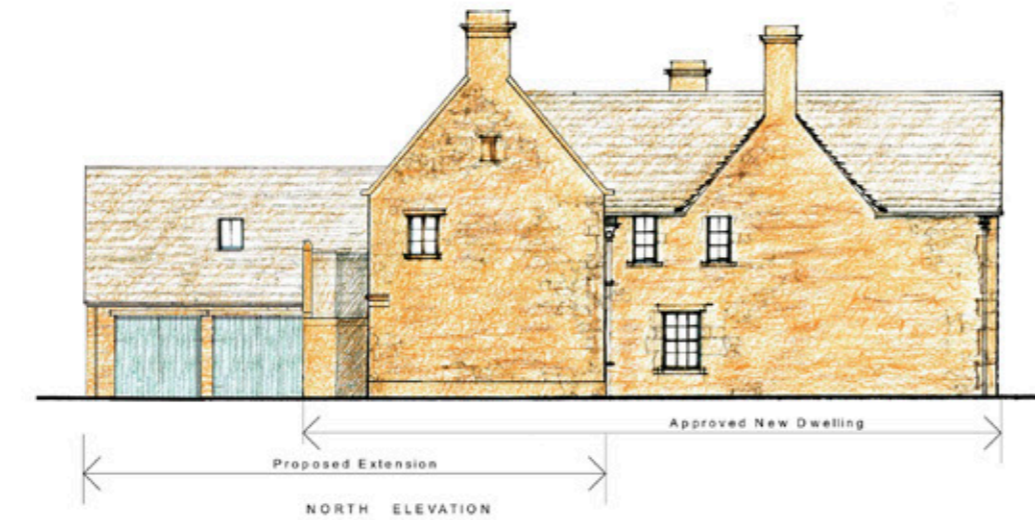
Nearby, there are also many leisure facilities, including; squash and tennis clubs, golf at nearby Tadmarton Heath, racing at Warwick, Stratford and Towcester and motor racing at Silverstone. Soho Farmhouse, Daylesford Organic Farm Shop and Estelle Manor are all within a short drive, as is the newly opened and acclaimed RH (Restoration Hardware) in Aynho.

The Property

Beyond the discreet entrance off a quiet road, the site expands to approximately 6.62 acres. The house is located far into the grounds and will allow a strong sense of anticipation with a landscaped driveway approach to the house. The site has been fully secured with a perimeter closed board deer fence and services for gas, electric, internet, water and waste are installed. There is also an operational site office with a WC and a canteen.

The highly acclaimed Yiangou architectural practice has designed this modern country house to take full advantage of its setting; planning permission has been granted and there are no planning conditions to be met. Potential to extend further to ground floor and roof space.

There are areas of formal and informal gardens, a paddock flanked with mature trees and beyond, an area of parkland.



General Notes:
 1. This drawing is to be read in conjunction with other consultants drawings.
 2. Check site conditions prior to commencement of work.
 3. Discrepancies must be reported directly to the Architect.
 4. Do not scale off drawing, use figured dimensions only.
 5. This drawing may be issued in colour, and may be a non-standard paper size.

Rev	Date	Notes	Drawn
A	02/04/20	Planning Application	AL
Scale: 1:100 @ A1			
Get Social Number			
YIANGOU YIANGOU ARCHITECTS 2nd Floor, 10 East Street Gloucester, G1 1JF T: 01242 688 100 E: info@yiangou.com www.yiangou.com			
Project Address: Land West of Ham Hill Road, Adderbury			
Project Description: Extension to Approved New Dwelling			
Drawing Title: Proposed Elevations and Sections			
Drawing No: 2427-122		Rev: A	

Directions (OX13 6JP)

From Deddington, take the A4260 north towards Banbury. After approximately 2.5 miles, continue up the hill into Adderbury. Turn left after The Green and continue through the village, past the pub and the butcher. The road then begins to bear left by Cross Hill House. Dip down the hill and the site entrance can be seen on the right.

Property information

Planning: Planning application reference with Cherwell District Council is 20/01208/F

Services: Mains gas, water, electricity and drainage. Fibre optic broadband (Gigaclear) available

Local authority: Cherwell District Council. Tel: 01295 252535

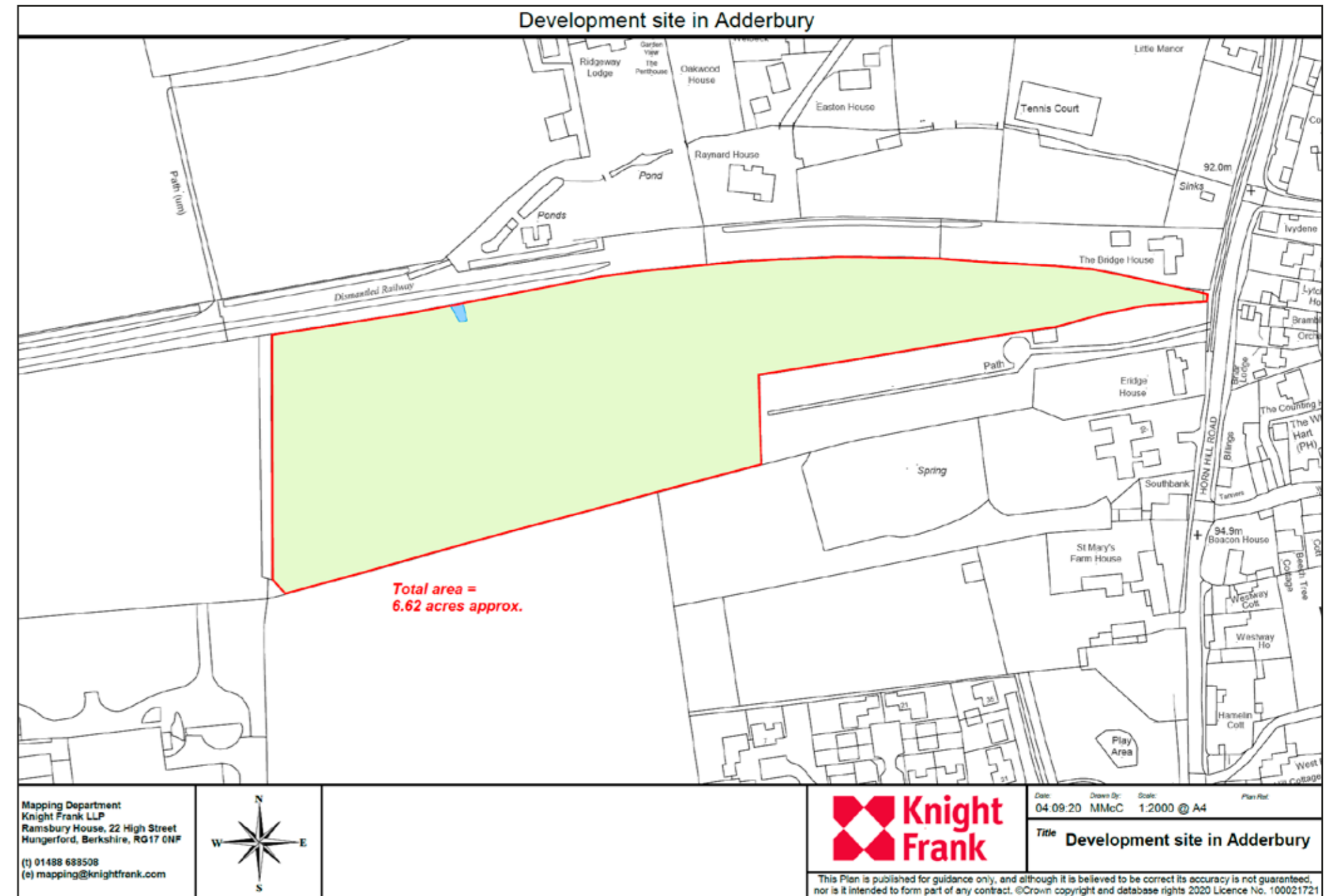
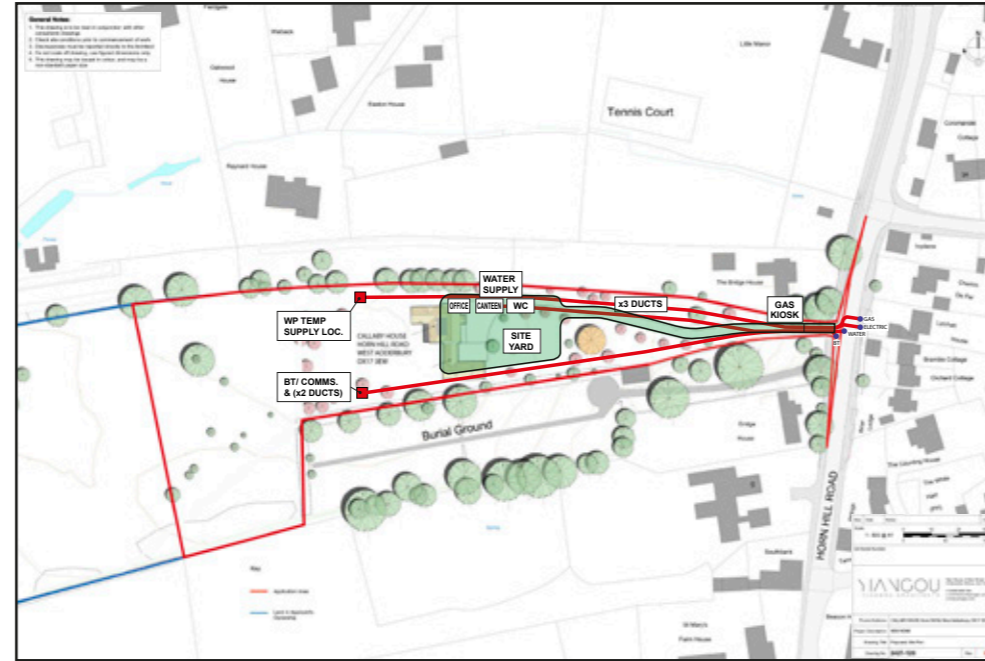
Oxfordshire County Council. Tel: 01865 792422

Tenure: Freehold

Guide Price: £1,650,000

Viewings

By appointment through sole selling agent Knight Frank.



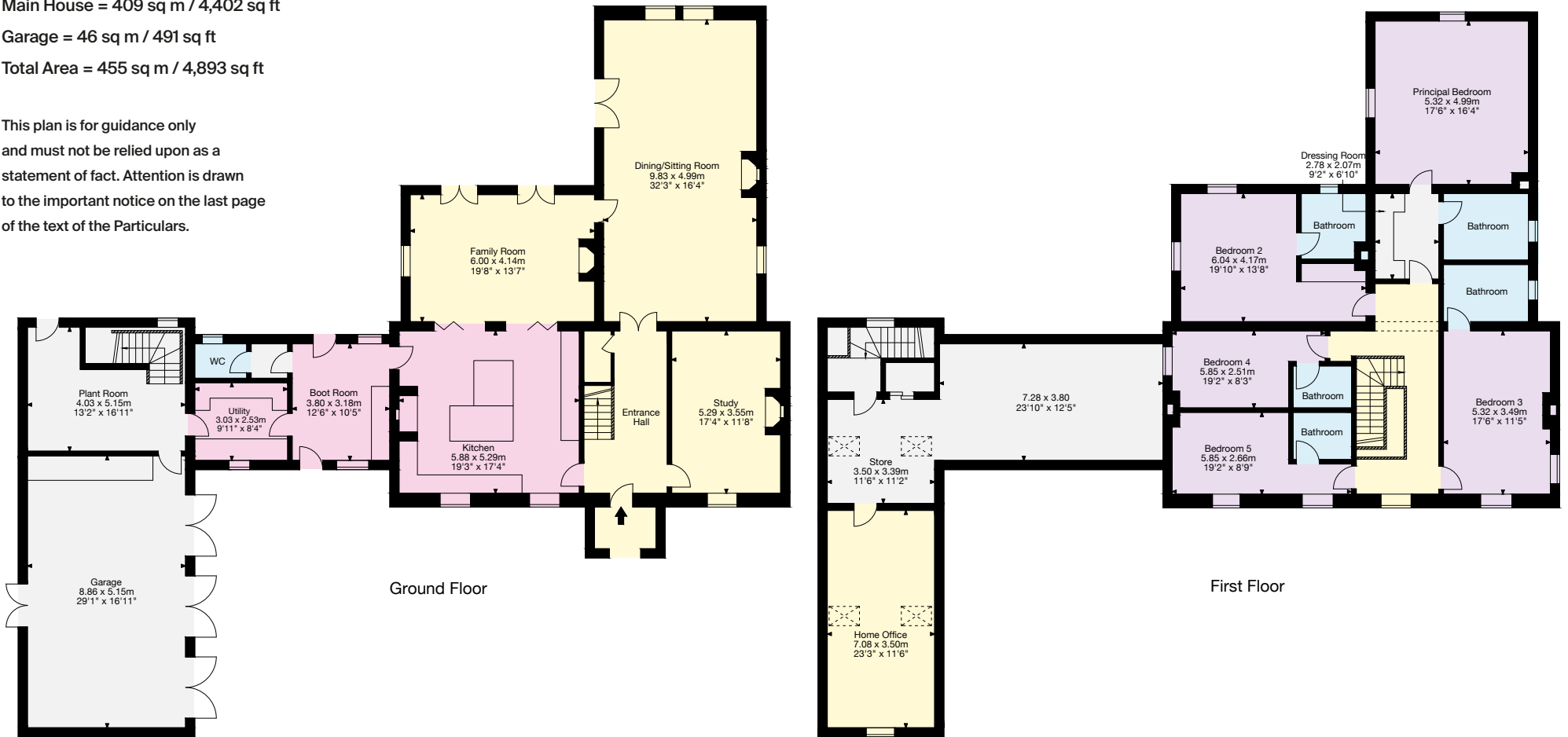
Approximate Gross Internal Floor Area

Main House = 409 sq m / 4,402 sq ft

Garage = 46 sq m / 491 sq ft

Total Area = 455 sq m / 4,893 sq ft

This plan is for guidance only
and must not be relied upon as a
statement of fact. Attention is drawn
to the important notice on the last page
of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2023. Photographs and videos dated May 2023.

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