



*Lockhill Farm*

Oxfordshire/Warwickshire





Welcome to

# Lockhill Farm

Ratley, Banbury, Oxfordshire, OX15 6DS

A lovely existing farmhouse offering a fabulous opportunity to create a super contemporary house, high on the hill with views and an beautiful two bedroom barn with stables and paddock land extending to about 24 acres on the edge of a small village.

 5

 2

 3

 2

 23 acres









## Lockhill Farm

The anticipation only gets better and better as you pass through the stone pillars, sweeping up the drive leading up to the property and the views. A beautifully located extended farmhouse with planning permission to increase further to create a modern high specification contemporary home with stunning southerly views over the surrounding countryside.

A spectacular family house, great for entertaining and to enjoy the countryside. Ideal for owners who require equestrian, small-holding facilities or have gardening and wildlife interests.



Travel distances	Nearest stations	Nearest airports
Banbury - 8 miles	Banbury - 9 miles	Birmingham - 24 miles
M40 J 11 - 9 miles		
Stratford-upon-Avon - 14 miles		
Leamington Spa - 15 miles		





Proposed house



Planning Permission

- Planning permission 24/00964/FUL – “two storey side extension, single storey rear extension, additional porch and outdoor swimming pool”.
- The planning permission nearly doubles the size of the current farmhouse and would create an excellent open plan, quality space centred around a huge living kitchen with masses of glass incorporated into the design.
- The proposed accommodation would include hallway, study, drawing room, boot room, laundry, cloakroom, open plan central kitchen with pantry, large dining area, day area, TV room. Four good sized bedrooms, all ensuite with a balcony running down the front.
- In all it would result in a super spacious family home with good sized rooms taking full advantage of the wonderful spot.





## *Existing house*

- The current accommodation in the main house flows well, is beautifully light and spacious and comprises a wide through hallway with good sized utility room and a WC leading off.
- A fully fitted De Vol kitchen with extensive painted cupboards with granite worktops, a gas Aga, a Neff dishwasher and a Smeg electric hob.
- Next door is an excellent light vaulted dining/family room with three sets of doors to the outside including a sitting/entertaining area to enjoy the wonderful views.
- Double aspect drawing room with a Jotul log burner and a door to the side garden.
- Stairs rise from the hallway to the first floor with a principal suite including a dressing area, bath with an ensuite shower room, and two further bedrooms with a family bathroom with a shower.
- Further stairs rise to the upper second floor with further two bedrooms with extensive storage and an ensuite shower room.

## *Gardens and grounds*

- Adjacent to the farmhouse is an extremely useful single storey detached barn (1,265 sq ft) with south facing patio off the sitting room. This has many potential uses including secondary ancillary two bedroom accommodation; work from home space (including space for employees); games/party rooms; artist studio; groom's quarters or accommodation for income generation.
- Adjoined to the rear of the barn are the equestrian facilities including two stables, a covered open car port and further storage space to the rear to be used as a feed or hay storage or converted into further stables (1,250 sq ft).
- The gardens surround the property and include mature trees, eating areas, lawn and herbaceous borders with an orchard (apple, cherry and plum) and a vegetable garden.
- The paddock land is stock-proof, predominantly south and east facing and thought once to have been an ancient settlement and believed to have also been a Roman vineyard.
- This land could be used for grazing or enjoyed for the local wildlife as there are charming woodland walks and includes a couple of 10 year old copses.
- There is a separate field to the east which is flatter.
- Two public footpaths cross the paddock land.









*Extending in all to 23.19 acres*



*Oxfordshire/Warwickshire borders*



**Situation**

The village of Ratley is a quaint ancient and attractive village with a church, village hall and public house (two further public houses within walking distance). It is a rural village but benefits from access to both Banbury, Stratford upon Avon, Leamington Spa and Warwick. The market town of Banbury has extensive shopping facilities with an excellent train service to London Marylebone in about an hour. There is access onto the M40 at Junction 12 (Gaydon) for the Midlands and the North and Junction 11 (Banbury) for the South.

There are a choice of local primary schools at Hornton, Tysoe and Fenny Compton with secondary schools at Kineton and Stratford Grammar. Private schools can be found at Warwick, Bloxham, Tudor Hall, Rugby, Winchester House (Brackley), Sibford, St Johns Priory (Banbury), The Croft (Stratford upon Avon) and Warwick Prep School.





Fixtures and fittings

All fixtures, fittings and furniture such as curtains, light fittings, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

Services

Mains water and electricity are connected to the property. Private drainage. LPG central heating. None of the services or appliances, heating installations, plumbing or electrical systems have been tested by the selling agents. If the private drainage system requires updating/replacement, it is assumed that prior to offers being made, associated costs have been considered and are the responsibility of the purchaser. Interested parties are advised to make their own investigations, no further information will be provided by the selling agents.

The estimated fastest download speed currently achievable for the property postcode area is around 1800 Mbps (data taken from checker.ofcom.org.uk on 10/06/2025). Actual service availability at the property or speeds received may be different.

We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 10/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

Tenure

The property is to be sold freehold with vacant possession.

Method of sale

For sale by Private Treaty.

Local Authority

Stratford on Avon District Council  
Council Tax Band F

Public rights of way, wayleaves and easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Plans and boundaries

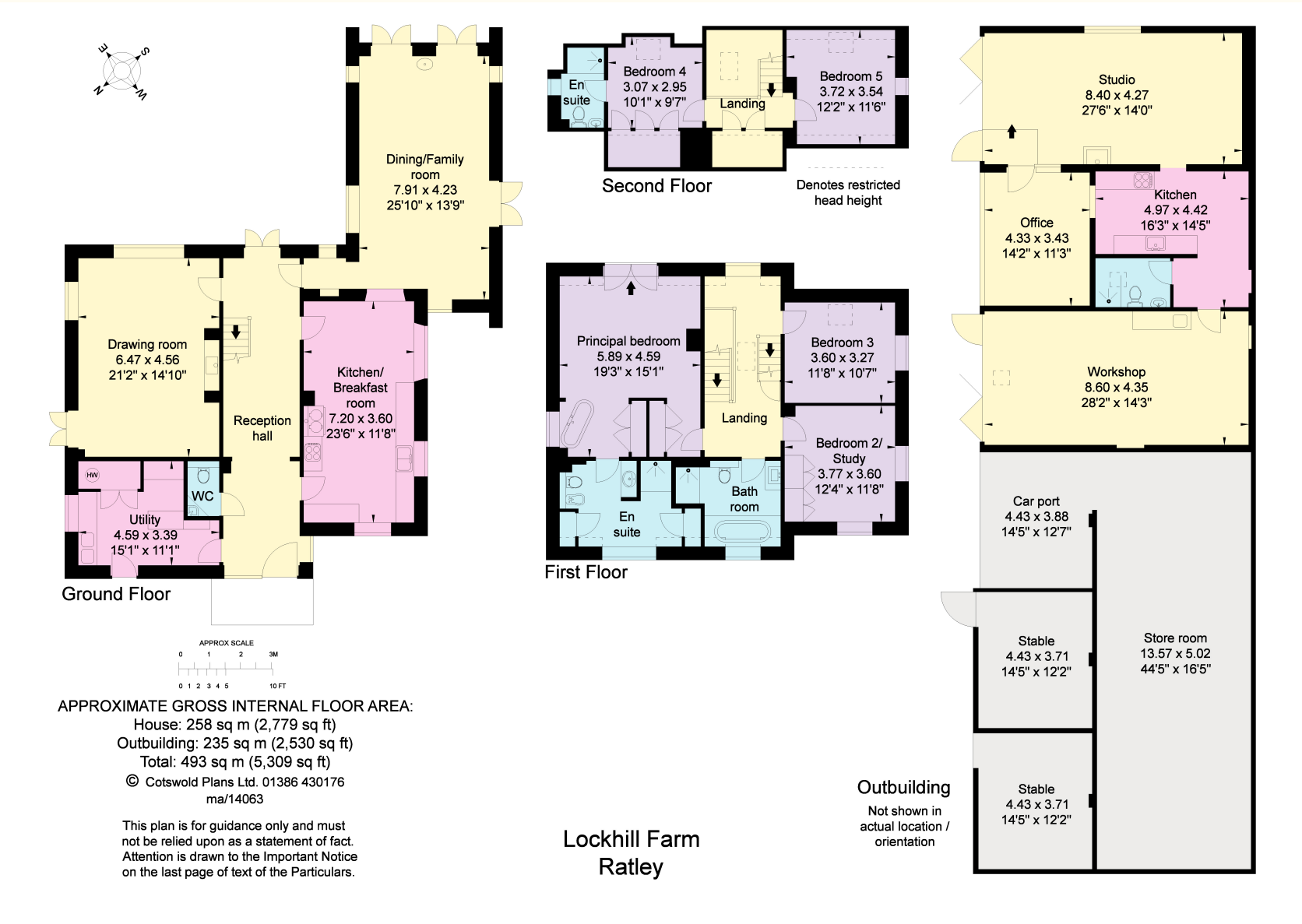
The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Viewings

Strictly by appointment through joint agents Fisher German (01295 271555) and Knight Frank (01789 863550)

Directions

Postcode – OX15 6DS  
what3words – colleague.cooked.bends



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Particulars dated June 2025. Photographs dated May & June 2025.





## Lockhill Farm

Ratley, Banbury, OX15 6DS



*Toby has over 25 years experience in estate agency centred around North Oxfordshire, including South Northamptonshire, South Warwickshire, North Buckinghamshire and the North Cotswolds.*

Toby Harris

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*Matthew heads up the National Country Agency team with over 20 years of property experience and is responsible for the sale of prime Country Houses, Farms and Estates across the country.*

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