



Keechbrook  
Thorpe Road | Wardington | Banbury | Oxfordshire | OX17 1SR

FINE & COUNTRY

# KEECHBROOK

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A 3,800 square feet home believed to date back to the 17th Century which offers excellent scope and potential to modernise and improve. Comprising three reception rooms, five/six bedrooms and/or office, three bathrooms and wonderful gardens, along with a detached garage, double car port and parking for around six cars.



A substantial character home believed to date back to the 17th Century of over 3800 square feet, which sits in over 1/3 of an acre and offers wonderful scope for modernisation and extensions, subject to the relevant permissions.

Situated at the end of a quiet lane in this most sought after village, the property enjoys wonderful countryside views and has the most excellent potential to create a stunning family home.

Upon entering, the enclosed porch has access to the cloakroom/WC and a door to the entrance hall.

The hall has stairs rising to the first floor and access to the adjacent rooms.

The breakfast kitchen has ample work surfaces, a range of units, space for a table to seat six guests and windows to the front and rear.

From the breakfast kitchen, the utility room can be found which is of an excellent size and provides space for appliances whilst a door opens out to the rear garden.

For more formal occasions, the dining room is perfect with an inglenook fireplace, space for comfortably seat eight guests and a window overlooking the beautiful rear garden.

The sitting room also has a wealth of character features including exposed beams, a vertical beam and a large inglenook fireplace with a wood burning stove.

Doors lead into a very spacious family room which has a window overlooking the rear garden and a door out to the driveway.





# Seller Insight

“Keechbrook is a charming period property that stands along a private lane, and has spectacular sweeping views across the beautiful Oxfordshire countryside. Built of local stone and with a mullioned arched doorway, the house has a stunning appearance, and the present owners, Paul and Christine, knew immediately they had found a superb family home.

They explain that the house has a long history and began life, according to a date stone, in approximately sixteen fifty seven. Initially four, one up one down cottages, that first became two houses and in the nineteen sixties merged into one large characterful home.

They say, “When we moved in, we sympathetically refurbished our historic home for today’s life style, whilst maintaining its period features. Over the thirty five years we have lived here, we added two extensions. The first a large utility room and bathroom and the second a family room and master bedroom suite. There is a luxury of space giving rooms for family gatherings but the opportunity to find your own space when needed.’

“The large windows create a light, positive and welcoming ambience throughout the home, and many have the benefit of beautiful views to the garden and the open landscape. Our favourite room is the formal dining room; with its beams and inglenook fireplace, it is a cosy and elegant room. We live in and enjoy all the rooms, but the kitchen is the busy daily hub for chatty meals, and the grandchildren take over the family room with their toys.”

“The house comes into its own every December, and complete with festive greenery you know that it has taken on this Christmas magic for centuries. After lunch you settle in the sitting room, light the log burner in the inglenook, and you have a winter retreat. There can be no better place to be.”

“The garden is laid to lawn and surrounded by colourful herbaceous borders. One patio extends across the length of the house and the barbecue patio is raised allowing you to appreciate the natural panorama spread out before you. It is a tranquil haven where we have had many happy events and particularly remember our daughter’s wedding.”

“Pretty Wardington is in two parts, Lower and Upper. It is a friendly community and has a pub, cricket club and various clubs centred round the village hall. There are primary schools in nearby Chacombe and Croperdy and a primary and secondary school in Middleton Cheney. There are a number of private schools nearby. The historic market town of Banbury is only four miles away, where there is a regular rail service into Birmingham and London. There is easy access to the M40 and links to national motorways. You can enjoy the best of both town and country from Keechbrook.”

Paul and Christine have raised their family in Keechbrook and have so many happy memories of their life there, but now the time has come to downsize and enjoy retirement. They know Keechbrook is ready for its next family to refurbish and enjoy as they have done.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The first floor landing has windows overlooking the driveway, a door leading to a staircase to the second floor and a useful airing / storage cupboard.

The feature bedroom is of an excellent size and captures the best countryside views of the house from dual aspect windows whilst access is provided to an en-suite shower room.

The guest bedroom also has an addition room which would be ideal as a nursery and access to a second en-suite.

Given the situation of the bedroom, subject to the relevant permissions, there is potential to create a separate staircase and a two storey annexe.

There are three further bedrooms, two having windows to the rear elevation and one having windows to the side and rear, whilst completing the first floor is the family bathroom.

To the second floor, a staircase provides access to a flexible area that could also be extended and is currently used as a home office.















Outside, there are two stunning garden areas, one having a large lawn with immaculate borders and the other affording a large split level terrace which is the ideal spot for evening drinks and for alfresco dining whilst taking in the wonderful views around.

Also benefiting from having a detached garage and double carport, along with parking for around six cars, this home offers so much potential and must be viewed to be appreciated.



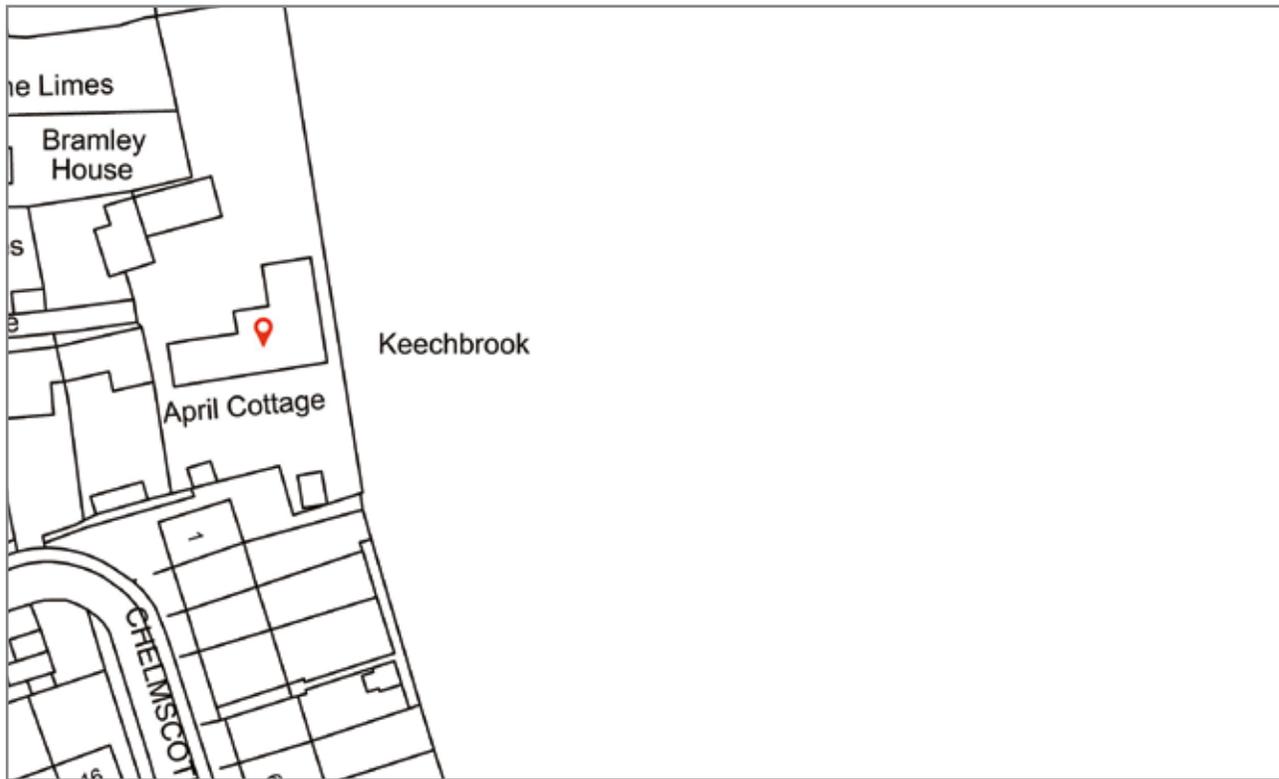


## Location

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Wardington is situated around four miles North-East of Banbury and is conveniently located for the Junction 11 of the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





The property sits within a conservation area and the current sellers own 2/3rd of the private lane that leads to Keetchbrook with rights of way to the bottom of the lane, where all parties contribute to the upkeep of the lane.

Tenure  
Freehold

Local Authority  
Cherwell District Council

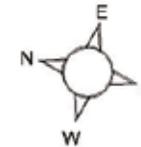
Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on 01295 239666

Website  
For more information visit [www.fineandcountry.com/uk/banbury](http://www.fineandcountry.com/uk/banbury)

Opening Hours:  
Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 4.30 pm  
Sunday By appointment only



**Keechbrook Thorpe Road, Wardington, Banbury**  
**Approximate Gross Internal Area**  
**Main House = 3846 Sq Ft/357 Sq M**  
**Garage & Carport = 549 Sq Ft/51 Sq M**  
**Outbuilding = 194 Sq Ft/18 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D		63   D
39-54	E		
21-38	F		36   F
1-20	G		





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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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*“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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