



Mount Farm
High Street | Ratley | Banbury | Oxfordshire | OX15 6DT

FINE & COUNTRY

MOUNT FARM

A historic Grade II listed Farmhouse built with Hornton stone in a superb and very peaceful village setting which comprises six bedrooms and three reception rooms whilst sitting in over four acres of grounds to include a Motte and Bailey which is a scheduled monument from the 12th Century, stables and a large stone barn to house several cars.



Situated on the edge of The Cotswolds and on the Warwickshire/Oxfordshire borders, Mount Farm is believed to date back to the 15th Century, with extensions added in the 16th Century and 18th Century to provide outstanding and flexible accommodation.

Ground Floor

The breakfast kitchen has ample work space, electric Aga, integrated dishwasher, a large walk in pantry, and space for a table to seat eight guests.

The large utility room has space for appliances and houses the oil fired boiler.

The dining room is currently used as another sitting room and has a wood burning stove and windows to two elevations.

The inner lobby has a door opening out to the rear and access to the cloakroom/WC.

Without doubt, one of the main selling points of Mount Farm is the grand hall which is a spectacular split level reception room with wonderful features to include a stunning fireplace and exposed beams.

The raised section of the grand hall has space for a grand piano, whilst the windows to three elevations provide a good degree of natural light.

There is another hallway which provides access to the sitting room and to the second staircase.

The sitting room has a large fireplace with a wood burning stove, exposed beams and windows to two elevations.





Seller Insight

“ We were looking for our new home in an area with easy access to Birmingham and Oxford for work purposes and this location is absolutely ideal, so we decided to concentrate our search here as road links are excellent, we're close to Birmingham airport, and it's just an hour into London on the fast train from Banbury. Mount Farm immediately appealed to us as it's quite rare to find a house of this size with land in a central village position and we liked the spacious rooms and layout of the property,” say the owners.

“Ratley is a friendly place to live with an active community and a wide array of events taking place in the village hall and church, including Christmas parties and Harvest Festivals. Situated on the north side of the Cotswolds in an Area of Outstanding Natural Beauty, we have a variety of scenic walks available right from our doorstep which has been amazing. We enjoy walking in the grounds of Upton House National Trust and we have a great choice of shops, restaurants, and other amenities in the nearby towns of Warwick, Stratford, and Banbury. There is a lovely pub in our village and several within walking distance, as well as a good choice of schools in the surrounding area, so it really does suit people of all ages here.”

“The remains of the old castle motte-and-bailey are on our land behind the house and it is a haven for wildlife. We kept sheep and it has been home for horses and Shetland ponies. We often see red kites and buzzards soaring overhead, deer, and foxes, and we always look forward to swifts performing their annual aerial display. The outside space is perfect for relaxing and hosting gatherings with family and friends; we've held numerous birthday parties, treasure hunts, and BBQs in the garden and children love it as they can run free and explore.”

“We've lived here for over 28 years now and it's been a fabulous place to raise our son. The kitchen is the hub of our home and guests tend to gravitate there as the warmth of the AGA is wonderfully welcoming. The rooms are big enough to accommodate large family events and our 'grand hall' is a characterful space with beams, log burner, and stone flooring. It's a versatile, room, with a raised level, that could easily be utilised as a library or music room and we've used it for parties and day-to-day family time together.”*

* 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.









First Floor

The landing has exposed beams, a feature fireplace, and a concealed staircase which leads to the second floor.

The feature bedroom has a beautiful fireplace, two windows providing lovely views, built in wardrobes and access to the adjacent bathroom which services this bedroom.

The guest bedroom has fitted wardrobes, a window overlooking the courtyard, with access to another large bedroom which is currently used as a sitting room and has a stone fireplace.

There are two further bedrooms on this level, along with the principal bathroom which leads to additional shower room, complete with sauna.

Second Floor

To the second floor, the sixth double bedroom can be found which is currently used as a large home office, with a large loft area to the side.

















Outside

Mount Farm sits in over four acres of beautiful grounds to include a formal lawn with terrace, walled gardens to each side of the house, whilst to the rear, there is a Motte and Bailey which is the site of a former castle which is believed to date back to the 12th century and is a scheduled monument.

There is also a paddock, ideal for anybody wanting to keep animals on site, along with a wonderful courtyard area which has a large stone barn and a detached stable block and tack room, whilst to the front, an in and out drive provides off-road parking for around ten cars.





LOCATION

Ratley is a beautiful, peaceful village situated on the Warwickshire/Oxfordshire borders and is conveniently located for local private and primary schools, local pubs, lovely walks and the church and village hall.

There is a bus service to the school in Tysoe in addition to the bus service to Stratford-Upon-Avon and Banbury, whilst the M40 is a short distance away which provides easy access to Birmingham, Oxford, Bicester and London, with the local train network providing a commute to Marylebone in under an hour.





Services, Utilities & Property Information

Utilities - Mains water and sewerage, oil fired central heating, electricity supply.

Mobile Phone Coverage -

4G mobile signal is available in the area but we advise you to check with your provider

Broadband Availability

There is ultrafast broadband with upload and download speeds of 1,000mbps.

Tenure - Freehold

Local Authority: Stratford District Council

Council Tax Band: H

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

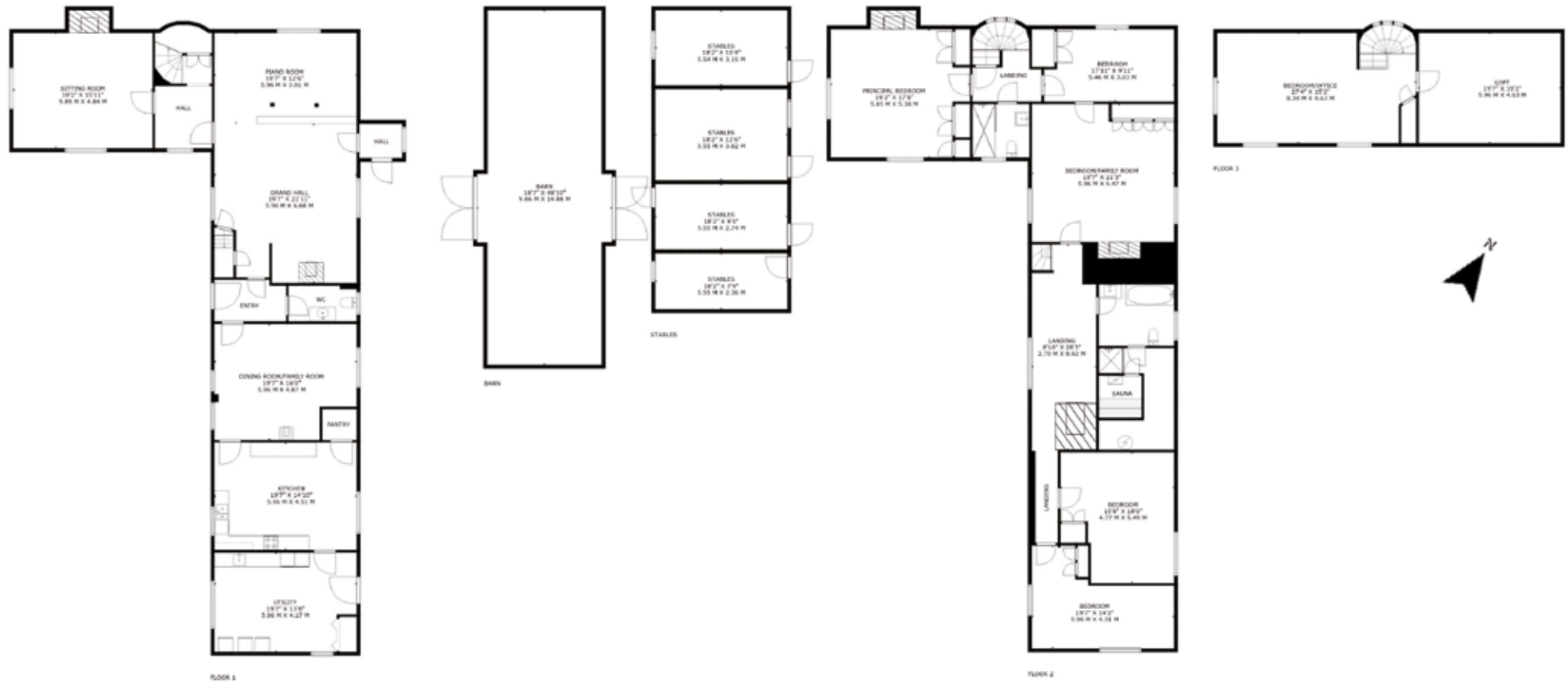
Opening Hours:

Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

Guide price £1,575,000



GROSS INTERNAL AREA: 4594 sq ft, 426 m2
 STORAGE: 1344 sq ft, 125 m2

OVERALL TOTALS: 5938 sq ft, 551 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





TERRY ROBINSON
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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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine 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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