



Greatworth House
Helmdon Road | Greatworth | Banbury | Oxfordshire | OX17 2DR

FINE & COUNTRY

GREATWORTH HOUSE

A stunning 17th Century country home which is not listed and is presented to the highest of standards and is available with NO UPWARD CHAIN.

Comprising entrance hall, cloakroom/WC, breakfast kitchen, utility room, garden room, dining room, lounge, family room, study, five double bedrooms, one with en-suite, family bathroom and guest shower room.

There are two garages, a car port, garage storage room, parking for around six cars and glorious grounds to include a tennis court.

All in around one acre.



A stunning 17th Century country home in the sought after village of Greatworth.

Available with NO UPWARD CHAIN, Greatworth House is not listed and is presented to the highest of standard throughout.

Upon entering, the welcoming hall has York stone flooring, an exposed beam, fitted bookcase, a cupboard housing the boiler and access to the cloakroom/WC.

The inner hall has Indian stone flooring, stairs which rise to the first floor, ample fitted storage cupboards, integrated fridge and freezer, and a window to the rear.

The breakfast kitchen has wood flooring, space for a table to seat eight guests, ample work space, a range of integrated appliances including a large oven, dishwasher, fridge and microwave, Belfast sink unit, a window to the side, a window to the rear with a seat, a door which leads to the rear staircase and access to the garden room.

The garden room is a lovely sunny room which captures beautiful views of the rear garden.

There are full height windows and French doors which open out to the gardens.

The utility room has Indian stone flooring, Belfast sink unit, space for automatic appliances, useful storage cupboards, a window to the rear and a door which leads out to the rear of the house and provides access to the driveway and parking area.

The formal dining room is the ideal setting for a dinner party. There is space for a table to seat eight guests, exposed beams, storage cupboards, a feature stove and a window to the front.

The lounge room is a beautiful square room which has exposed ceiling and wall beams, inset display unit, wood burning stove in a feature surround with a slate hearth, a window to the rear with a seat, a door opening out to the rear elevation and access to the cellar.

The family room was formerly the barn and provides great flexibility. The vaulted ceiling with exposed beams is a lovely feature and there are also Velux windows which afford a good amount of natural light, whilst two sets of bi-fold doors open out to the delightful sun terrace.

Completing the ground floor accommodation is the large study which is ideal for anybody wanting to work from home. There are fitted bookshelves and cupboards, a window to the front and two windows to the rear.





Seller Insight

“We have lived in the house for 26 years and it has been a wonderful family home. During that time we have done much to extend and enhance the property.

The house is in the centre of a very friendly, active and well located village. It has a beautiful, private garden. It holds for us many special memories. However, our children have all now grown up, and have moved away, and we feel the time has now come for us to find somewhere smaller.”*



* 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 two windows to the rear, a window to the side, a walk in storage area, stairs down to the kitchen, and a door which leads to a staircase that rises to the second floor.

The feature bedroom has an exposed beam, built in wardrobes, windows to the front and rear, and a door which leads to a large en-suite, benefitting from a bath and separate shower.

The guest bedroom is a lovely room which has a stone mullion window to the side and a window to the rear that provides beautiful views over the rear gardens.

A third double bedroom is found on this level which has a feature fireplace, storage cupboard and a window to the rear which again captures the beauty of the gardens beyond.

The family bathroom has a bath, separate shower and a window to the front elevation.

The second floor landing has built in storage cupboards and access to two further bedrooms with great potential for this floor to be utilised as an excellent teenagers suite.

One bedroom has a window to the side and a stone mullion window to the rear which provides views over the tennis court, whilst the other bedroom has two windows to the side, a window to the rear and walk in access to a loft area that provides excellent storage space.

Both of these bedrooms are serviced by the guest shower room.













Greatworth House sits in the most glorious grounds of around an acre.

There is an immaculately presented lawn with feature beds, shrubs and trees, and this stunning walled garden has high hedges which provide excellent privacy.

The second lawn is ideal for families to play football with access provided to a full sized tennis court.

The sun terrace is mainly surrounded by hedges with a central water feature, making this the ideal setting for enjoying drinks with friends or alfresco dining.

There are two garages, a car port, parking for around six cars behind double gates and a garden storage room with ladder to loft space providing useful storage.

A quintessential home of charm and character which must be viewed to be appreciated.







LOCATION

Greatworth is a pretty village situated around four miles North-West of Brackley and is conveniently located for 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.





Services

Oil fired central heating
Mains drainage

Tenure

Freehold

Local Authority

West Northamptonshire

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01295 239666
Website For more information visit www.fineandcountry.com/uk/banbury

Opening Hours:

Monday to Friday 8.00am – 8.00pm
Saturday 9.00am - 5pm
Sunday 10am – 4pm

OIRO £ 2,000,000





Score	Energy rating	Current	Potential
82+	A		
81-81	B		
80-80	C		T9 C
65-69	D		
39-54	E		
21-38	F	T9 F	
1-20	G		

GROSS INTERNAL AREA: 4298 SQ FT, 398 M2
 ADDITIONAL AREAS TOTAL: 1042 SQ FT, 96 M2

OVERALL TOTAL: 5340 SQ FT, 494 M2

Sizes And Dimensions Are Approximate, Actual May Vary.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 30.08.2023







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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