



Ambleside
Church Lane | Epwell | Banbury | Oxfordshire | OX15 6LD

FINE & COUNTRY

AMBLESIDE

An outstanding country home in a sought after village setting. Built by the current owners in 2009, Ambleside sits in just over three acres, with a further two and a half acres available by separate negotiation and comprises three receptions, four bedrooms, four bath/shower rooms, a range of outbuildings, double garage, beautiful formal gardens and parking for around seven cars. A stunning family home with paddocks which must be viewed.



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Ground Floor

Upon entering, the welcoming hall has oak flooring leading through to oak flooring in the dining room, oak staircase leading to first floor feature, arched window to the rear and a useful storage cupboard.

The breakfast kitchen has ample work space and a range of integrated appliances to include Rangemaster oven, dishwasher and fridge space for a table to seat four guests and windows to the front and side.

The utility room has a tiled floor, space for appliances, a window to the side, a door to the shower room, and a door opening out to the beautiful gardens.

The inner hall has doors which lead to the office and a double garage, and an exterior door leading to the driveway.

The dining room is ideal for more formal occasions and has space for a table to seat twelve guests and a window to the side.

Access is provided to a super conservatory which has tiled flooring and two sets of doors opening out to the garden.

Completing the ground floor accommodation is the sitting room which is of a very good size and has a wood burning stove and a large bay window to the front.









Seller Insight

“Set within three acres of land – a further two and a half acres are available by separate negotiation – Ambleside is an extremely attractive four-bedroom detached family home that was beautifully designed and built by the current owners.

“Before my wife and I built Ambleside back in 2009, the land was a field that my parents previously owned,” says Alan. “It’s in a lovely spot, tucked away on the edge of Epwell village so it’s very peaceful, very private and we enjoy really stunning rural views; it was the perfect place to build our new home.”

“I’d been in the building trade for quite some time prior to building the house so I had a lot of experience and therefore we decided to do everything ourselves, from the foundations right up to the roof! It took three years and a lot of hard work to complete, but we were able to build a beautiful, comfortable home to our own specifications. We wanted a house with that country character, one that would fit nicely into its surroundings, and so it’s constructed from local ironstone, which makes it look more like a period property. Inside the layout is very traditional – separate kitchen, separate lounge, separate dining room... – but the rooms are all big and bright, and we added double doors between the sitting room, the dining room, the conservatory and the large reception hall so it has a nice open flow and there’s a lovely sense of space throughout.”

“Outside we have pretty gardens both front and back, each with lots of mature shrubs, trees and flowers that create colour and interest all year round. There’s also a courtyard at the back, in which we have lots of potted plants; a nice big patio where we can sit out and relax, and the rest is sectioned off into paddocks. There are five stables – so it could be an ideal equestrian property – as well as a large barn, which is currently used as a workshop, and also tractor shed, so plenty of outdoor storage.”

“We love the rural aspect of our surroundings, it’s very peaceful here and our outlook is just lovely. We also enjoy the fact that we’re surrounded by a myriad of bridle paths and footpaths so we can step out of the front door and walk for miles. In fact, that’s what inspired the name of the house. We were up on the scaffolding one day, looking out at the people walking through the surrounding countryside, ambling along... It just seemed very apt to call the house Ambleside.”

“We’ve had fifteen very happy years living here, but we now feel that it’s time to downsize. It’s certainly going to be a wrench to leave; we put our hearts and souls into making this the home it is today. The house itself is just lovely, but it’s the land and these beautiful surroundings we’ll miss most. It’s been an idyllic place to call home.”*

* 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

To the first floor, the landing has two useful storage cupboards and an airing cupboard.

The feature bedroom has built in wardrobes, a window which provides stunning views over the rear garden, whilst a door provides access to the en-suite shower room.

The guest bedroom has built in wardrobes, a window to the front and access to an en-suite shower room.

There are two further double bedrooms, one having a window to the front and an en-suite shower room, the other having a window to the rear.

The family bathroom is spacious and features a Jacuzzi bath.













Outside

Ambleside sits in glorious grounds.

The formal gardens are immaculately presented, mainly laid to lawn with a lovely sun terrace, a summer house which has power and light and a large greenhouse.

There is an orchard which has many mature trees, fruit trees and a wonderful cottage style vegetable garden.

There are three paddocks, with a water supply, which total just over three acres with a block of five wooden stables with power, light and water and a field shelter. There are two further paddocks available by separate negotiation to add a further 2.5 acres.

Ambleside benefits from having a large outbuilding which could be converted with the relevant permissions into an Annexe.

There is an existing kitchenette and shower room, plus vast space for tools, and with full width doors, this large outbuilding would also be perfect for anybody with a number of classic or performance cars. Useful building for implements for paddock maintenance

There is also a double garage, parking for around seven cars and a CCTV system fitted around the main house and the large outbuildings.

A wonderful family home that must be seen to be appreciate the endless possibilities on offer.







LOCATION

Epwell is situated around six miles West of Banbury 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.

The village offers a local public house, many footpaths and bridleways for keen ramblers, a church and Radway Riding school. A wider range of amenities can be found at nearby Tysoe, the Sibfords and Bloxham. Primary Schools are located in Sibford, Tysoe, Shennington, and Brailes. Secondary schooling can be found in Bloxham and independent schooling in Sibford (ages 3 to 18 years).

Amenities in Close Vicinity

Public House in village - Star rated

Local shops

Tysoe approx 3mls (General Store) There is also a post office

Sibford approx 2.5mls (General Store)

Brailes approx 3mls Bakers, butcher and newsagent

Other shopping in Banbury and Shipston on Stour

Primary Schools

Sibford (with transport from village)

Tysoe (approx 3mls)

Shennington (approx 2.5mls)

Brailes (approx 3mls)

Secondary Schools

Bloxham (with transport from village)

Independent School in Sibford age 3 – 18years

Radway Riding School within village





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 -

Ultrafast broadband is available with uploads and download speeds of 950mbps.

Tenure - Freehold

Agents Notes All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Local Authority: Cherwell District Council

Council Tax Band: F

Viewing Arrangements

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

Opening Hours:

Monday to Friday	9.00 am - 6 pm
Saturday	9.00 am - 5 pm
Sunday	By appointment only

Guide price £ 1,250,000



GROSS INTERNAL AREA: 2484 sq ft, 231 m2
GARAGE, STABLES& OUTBUILDINGS: 2546 sq ft, m2

OVERALL TOTALS: 5030 sq ft, 468 m2
ZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION







TERRY ROBINSON PARTNER AGENT

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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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