



Astwick Farmhouse  
Croughton | Brackley | Northamptonshire | NN13 5LL

FINE & COUNTRY

# ASTWICK FARMHOUSE

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A stunning 18th century country home, available with no onward chain and ideal for multi-generational living and for working from home.

The property comprises entrance hall, cloakroom/WC, kitchen, lobby, utility room, cellar, lounge, dining room, study, breakfast and sun room. Outstanding garden room, six double bedrooms, four bathrooms, double garage and parking for ten plus cars.

All in around 2.75 acres.



### Accommodation summary

A stunning 18th century country residence which sits in around 2.75 acres of land and is available with NO UPWARD CHAIN.

There is also excellent potential at Astwick Farmhouse for multi-generational living by way of an annexe or ideal space to work from home.

Upon entering, the enclosed porch provides access to the beautiful entrance hall which has original tiled flooring, stairs to the first floor and access to the utility room, cellar, lounge, dining room, study and cloakroom.

The farmhouse style kitchen has original tiled flooring, an Aga set in original inglenook, integrated fridge, dishwasher and four ring electric hob and oven.

There is space for a table to seat eight guests, original fitted Georgian Dresser, ample Black Granite workspace and a window to the side.

The lobby has a second staircase to the first floor and access to one of two good sized rooms ideal for home working or separate living.

The breakfast room has terracotta tiled flooring and space to seat four. It has two windows to the rear and a door to the laundry/boiler room.

The beautiful sunroom also has terracotta tiled flooring and extensive glazing. It has the original exposed stone wall, original oak back door to lobby, hemlock trusses to ceiling and a feature glass covered well.

For more formal occasions, the beautiful dining room is the perfect place to host any dinner party and enjoy time with family and friends.

There is space for a table to seat twelve guests, fitted original dresser, feature corning, a gas fired coal effect stove and windows to the front and side elevations. The flooring has unique 18th century Edge Hill Flagstones.

The sitting room is a lovely square room with wood flooring, an open fire and a window to the front.

The study has fitted book shelves, wood flooring and a window to the side.

To the rear of the property.

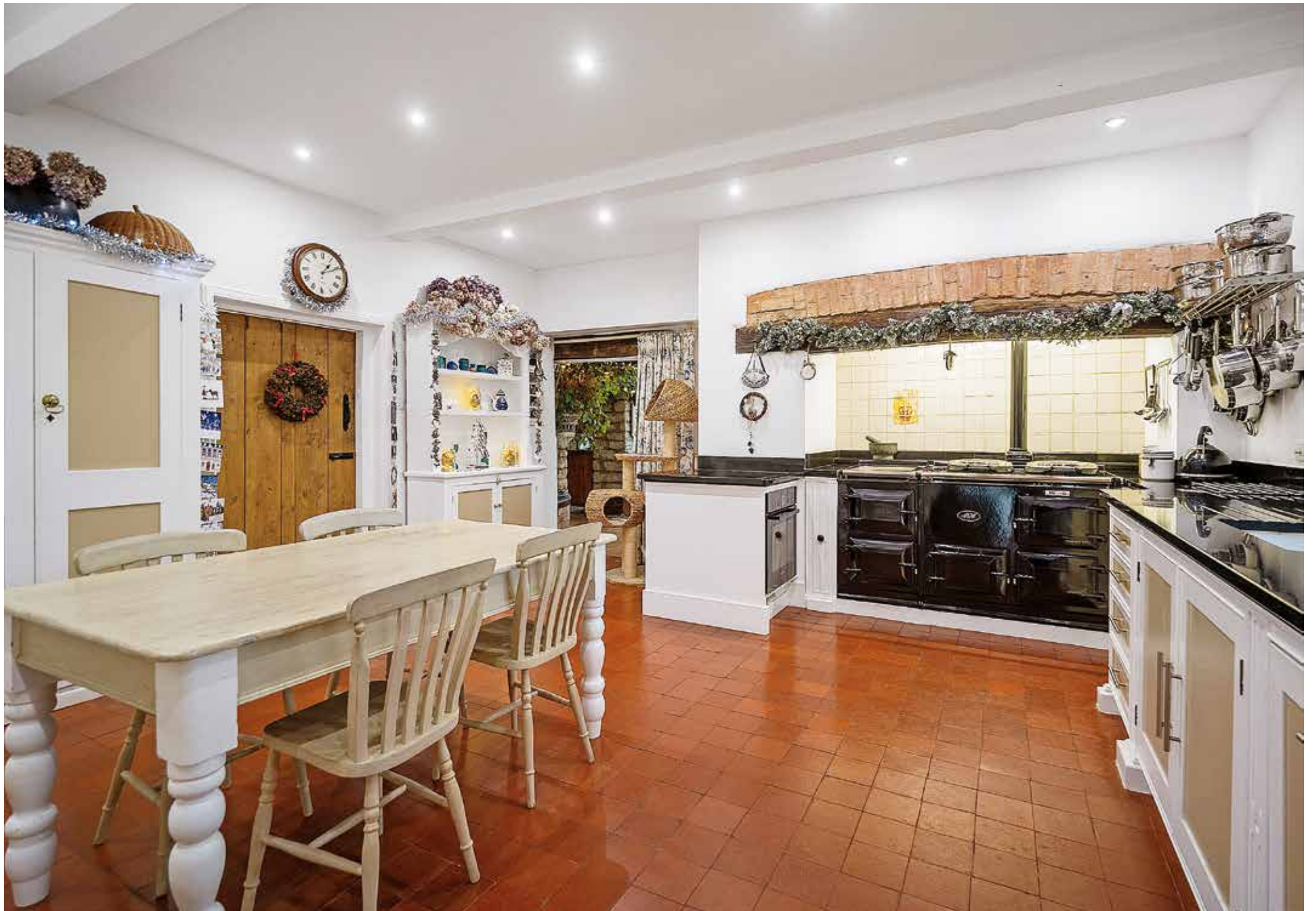
A door leads to outside where beautiful grounds can be found, however just a couple of steps away is an outstanding garden room which has a feature pond, water features, a lovely area for dining and a further sunken area.

There are windows to three elevations which provide a good amount of natural light.



















# Seller Insight

“We were looking for a period property with plenty of character and the potential to put our own mark on it, so when we came across Astwick Farmhouse, we quickly realised that it was perfect for us. Built around 1750, it has charming features and a happy feel to it that welcomed us right from the beginning,” say the owners.

“We started at the top and worked our way down. Some rooms have been repurposed and we have built a double garage and an extension to the rear of the property which incorporated the stonework and original well.”

“There is an active community in our Parish Village of Evenley which is just two miles away. It has a village green, pub, shop, and picturesque church; there is plenty to get involved with but never any pressure to join in. We also absolutely love the nearby market town of Brackley as it has an excellent butcher and quirky shops, including the well-known Antique Cellar which is always worth a visit. I head in early to the Friday market to pick up fruit, veg, fish, cheese, and bread which is always of the highest quality.”

“The garden is our passion and we spend most of our time outdoors. A beautiful, old stone wall encircles most of the outside space and there are four patio areas where we can follow the sun or seek shade, so there’s always a nice spot for breakfast, drinks, and family celebrations. We also enjoy impromptu catch ups with drinks and nibbles just outside our gates at the “Pig Sty Inn” with our lovely neighbours.”

“The garden room is a fantastic entertaining space which is filled with unusual plants and a pond with fish and a waterfall; we previously had a jacuzzi which could easily be reinstalled if required. If we’re not outside, we tend to be in there as it looks out to the garden and catches the evening sun, but at this chilly time of year, we like to hunker down in the lounge in front of the open fire as it’s such a wonderfully cosy room.”

“We’ve lived here for 28 years and have always said that we’re just passing through as custodians. We were sympathetic with the changes that we made, and it’s not been an easy decision to leave, but we feel the time is right to downsize and hand over to a new family to experience all that it has to offer.”\*

\* 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.





To the first floor, the landing has a window to the front, whilst stairs lead to the second floor.

The feature bedroom has wood flooring, a feature fireplace, windows to the side and front, and access to a stunning and very spacious en-suite with a Jacuzzi bath and walk in shower.

The family bathroom is beautifully presented with a central freestanding bath, a window to the side and access from one of the bedrooms to create a Jack and Jill facility.

There are two further bedrooms on this level, one at the front of the property and one at the rear which connects to a second room, kitchenette, bathroom and a staircase connecting this area to the lobby and office below so there is a great opportunity to create an annexe or an excellent working space with staff facilities.

There are three further bedrooms with feature beams on the second floor, all with lovely views and one having access to a walk in loft room, whilst completing the second floor accommodation is the guest bathroom with a separate shower.











The grounds at Astwick Farmhouse are stunning.

Extending to around 2.75 acres, there are wonderful areas for children to play in addition to more formal grounds. A large polytunnel, greenhouse, cold frame and fruit cage. Together with many varieties of Apple, Pear, Almond and Quince trees plus several stunning mature trees. Two open bay mower sheds.

From the patio to the back of the garage there is an extensive workshop and storage buildings.

There is a double garage with boarded loft space and parking to the side and the front of the property for ten cars or more.

A superb family home which must be viewed to be appreciated.





## LOCATION

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Croughton is conveniently located for Banbury, Brackley and Buckingham and is an easy 4 mile drive to the M40 and 20 miles drive to the M1 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  
Klargester septic tank and soakaway in drive.

**Tenure**

Freehold

**Local Authority**

South Northamptonshire

**Viewing Arrangements**

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

**Website**

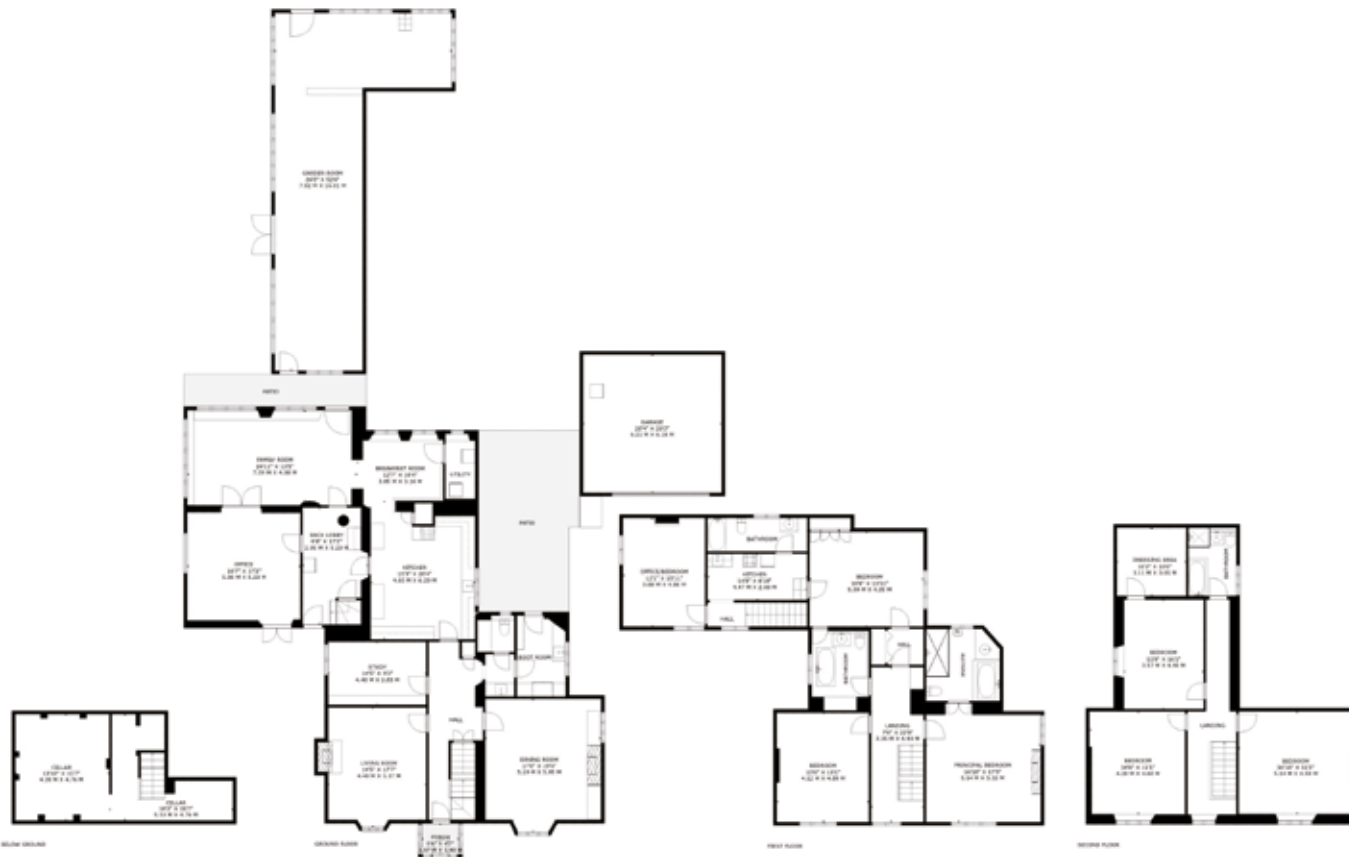
For more information visit [www.fineandcountry.com/uk/banbury](http://www.fineandcountry.com/uk/banbury)

**Opening Hours**

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



*Offers over* £1,500,000



GROSS INTERNAL AREA : 6334 sq ft, 587 m2

GARAGE: 413 sq ft, 38 m2

**OVERALL TOTALS: 6747 sq ft, 625 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-90	C		
55-68	D		67 D
39-54	E	39 E	
21-38	F		
1-20	G		





TERRY ROBINSON  
PARTNER AGENT

Fine & Country Banbury  
M: 07736 937 633 | DD: 01295 239663  
email: terry.robinson@fineandcountry.com

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.

Fine & Country  
Tel: +44 (0)1295 239666  
banbury@fineandcountry.com  
Guardian House 7 North Bar Street, Banbury, OX16 0TB

