



Firgo  
Hinton Road | Brackley | NN13 7EQ

FINE & COUNTRY

# FIRGO

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Benefitting from a beautiful large and private rear garden, double garage and parking for eight cars, an internal viewing is essential.







### Accommodation summary

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### Ground Floor

Upon entering, the hall has hardwood flooring, stairs rising to the first floor and access to the cloakroom/WC and Study. This space has full height glass – with integrated electric blinds.

Without doubt, one of the best features of this home is the outstanding kitchen which is perfect for a keen cook or anybody who likes to entertain.

There are ample quartz work surfaces, a fitted boiling/filter tap, space for a breakfast table, integrated island, a range of integrated appliances to include two dishwashers, double Neff ovens and 5 ring induction hob and discreet extractor, fridge/freezer and a window to the rear garden.

The large utility room is fitted with built in cupboards, sink unit, space for appliances, a window to the front elevation and a door leading to outside. This is a substantial space that could be used as a gym/family room/office.

The orangery has tiled flooring, and bi-fold doors to two sides which fold back completely – allowing the outside to be brought in and is the perfect place for pre-dinner drinks with guests.

For more formal occasions, the dining room is perfect to host any dinner party and has wood flooring, space for a table to seat around twenty two guests and two windows which overlook the rear garden.

The sitting room is of a good size and has a window to the front, and an open fire. There is also another reception room which offers great flexibility and is currently used as a music room.

For anybody who works from home, the study will be a huge benefit and has wood panelling, built in fitted shelving and a window to the front.













# Seller Insight

“Nestled away from the road and accessed via a private slip road shared with just one neighbour, this exquisite home offers a unique blend of seclusion, charm, and accessibility. The current owners, who have lovingly called this property home for 16 years, were initially drawn to its spacious design and the serenity of the secluded garden. Over the years, they have transformed the house into a haven of elegance and modern comfort, meticulously renovating it to create a space that caters to both intimate family moments and vibrant social gatherings.

One of the standout features of this home is its stunning orangery, a family favourite that seamlessly combines functionality with style. Fitted with underfloor heating, it provides a cosy retreat during winter, while in the summer, the dual-aspect bifold doors open fully to connect the indoors with the beautifully crafted patio and outdoor dining area. This versatile space, complete with a built-in fire and barbecue, is perfect for al fresco dining on warm summer evenings, creating an inviting atmosphere for entertaining guests or enjoying quiet family meals under the stars.

The home's interior design reflects an open-plan layout, promoting an effortless flow between rooms and making it ideal for modern living. The heart of the home is the lounge, where an open fire adds a touch of warmth and comfort, making it the perfect spot for winter evenings spent with loved ones. Every detail has been carefully considered, from the replacement of all windows and doors to the roof renovation, ensuring that the home is light and airy throughout the day, warm in winter, and delightfully cool during the summer months.

Outside, the charm continues with a large, private front drive and a secluded garden that offers a tranquil escape from the hustle and bustle of daily life. The proximity to nature is further enhanced by the nearby St. James' Lake, a picturesque beauty spot at the end of the road, perfect for leisurely walks, fishing, or simply soaking in the natural surroundings. For those who enjoy an active lifestyle, the lake and nearby fields provide ample opportunities for outdoor pursuits, while the convenient location ensures easy access to both countryside adventures and town amenities.

Situated between the M40 and M1, this property is a commuter's dream, offering excellent travel connections while still retaining a peaceful, community-oriented environment. The neighbourhood on Hinton Road is known for its friendly atmosphere and strong sense of community, with neighbours who have cultivated lasting relationships over the years.

This home is more than just a place to live – it's a lifestyle statement, a sanctuary where cherished memories are made, and a gateway to the perfect balance of rural charm and modern convenience. Whether you're seeking a quiet retreat or an entertainer's dream, this property promises to deliver a truly exceptional living experience.\*

\* 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 spacious landing has an airing cupboard, a window to the front elevation with access provided to the adjacent rooms.

The feature bedroom is of an excellent size and has three built in wardrobes, a window to the front, and access to an en-suite bathroom with separate double shower and his and hers sinks.

The guest bedroom has a dressing area with a dressing table, built in wardrobes and a window to the rear elevation whilst access is provided to a re-fitted en-suite bathroom.

The third bedroom is also a good sized double with built in wardrobe and a window to the rear, access to an en-suite with a walk in shower.

A good sized fourth double bedroom has a window to the rear elevation, built in wardrobes and fitted drawers.

There are two further bedrooms, both good sized singles, both with built in wardrobes and with windows to the front.

Completing the first floor accommodation is the family bathroom with bath, walk in shower and a window to the side.

















## Outside

The South facing gardens are an excellent size with a well-kept lawn mature trees and patio area.

There is an bespoke outdoor kitchen here with rotisserie spit and firepit with the patio tiled to mirror the tiling in the orangery.

The high walls in the garden provide a good degree of privacy

There is parking to the front for four cars in addition to a double garage.







# LOCATION

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Hinton Road is perfectly situated for the town centre 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

Utilities - Mains water and sewerage, gas fired central heating, electricity supply.  
 Mobile Phone Coverage -  
 5G mobile signal is available in the area but we advise you to check with your provider  
 Broadband Availability -  
 Ultra fast broadband is available with upload and download speeds of 1,000mbps.

#### Tenure

Freehold

#### Local Authority

West Northamptonshire

#### Council Tax Band: F

#### Viewing Arrangements

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

#### Website

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

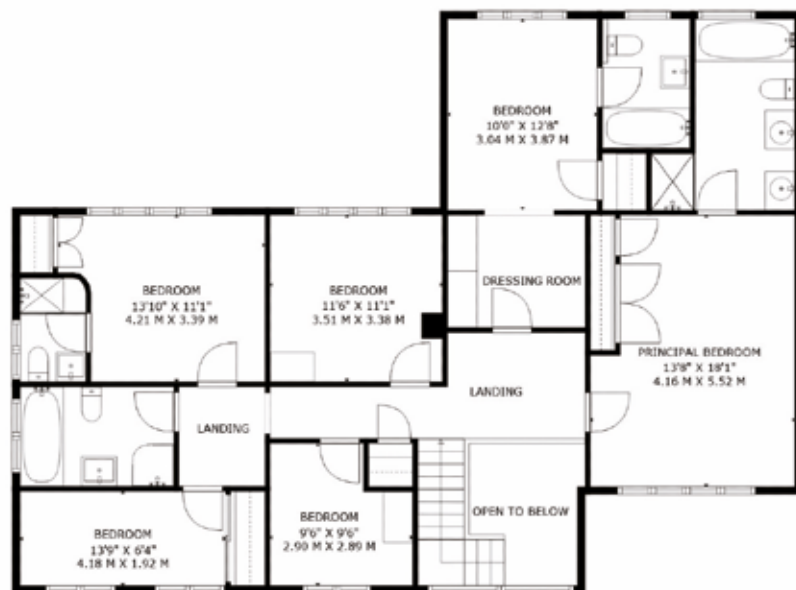
#### Opening Hours

Monday to Friday	9am – 6pm
Saturday	9am – 5pm
Sunday	By appointment only

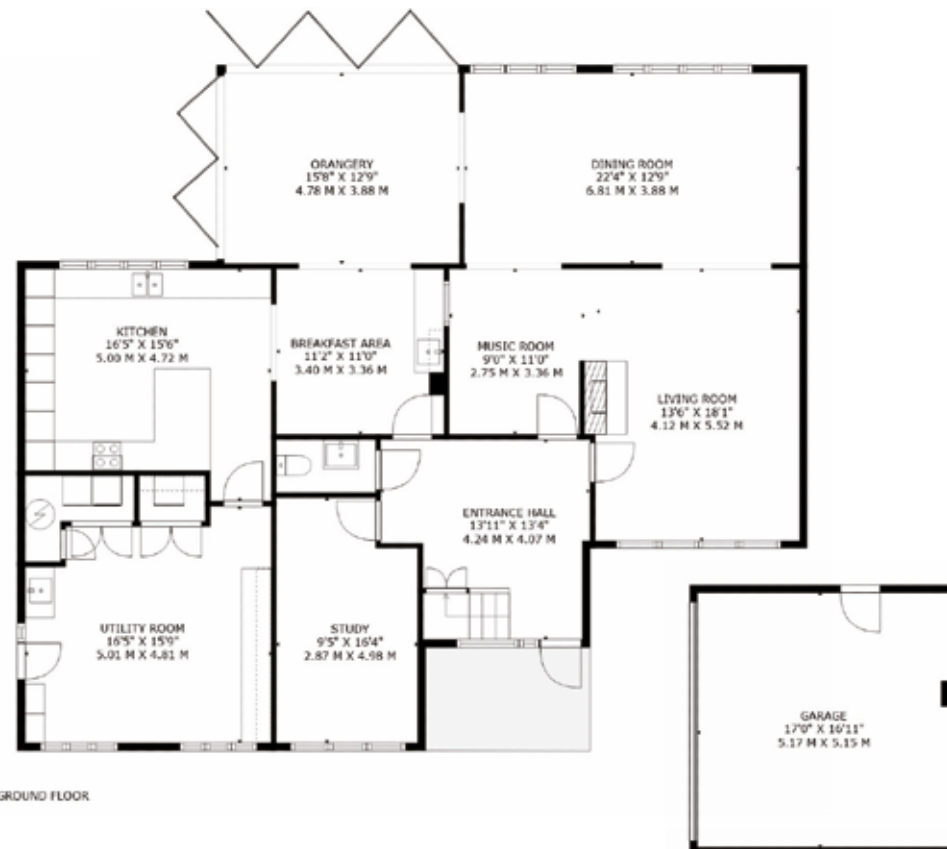


*Offers over £1,000,000*





FIRST FLOOR

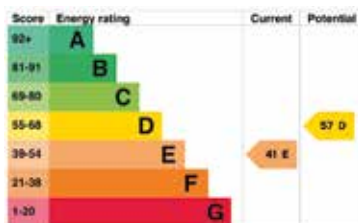


GROUND FLOOR

GROSS INTERNAL AREA: 3284 sq ft, 305 m2  
 OPEN TO BELOW: 62 sq ft, 6 m2  
 GARAGE: 287 sq ft, 27 m2

**OVERALL TOTALS: 3633 sq ft, 338 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



**PRS** Property Redress Scheme

**tsi**  
 APPROVED CODE  
 TRADING STANDARDS.UK

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. 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. For a free valuation, contact the numbers listed on the brochure. Printed

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## 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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