



Tithe Barn
Water Stratford | Buckinghamshire | MK18 5DX

TITHE BARN

Available with NO UPWARD CHAIN and being situated in the Royal Latin Catchment is this beautifully presented barn conversion in a sought after setting which comprises entrance hall, cloakroom/WC, dining kitchen, utility room, outstanding sitting room with exposed mezzanine above, study, four bedrooms, two with en-suites, family bathroom, lovely rear garden, additional paddock of around 1.5 acres, garage and parking for three cars.

Must be viewed to be appreciated.



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Ground Floor

Upon entering, the hall has stairs rising to the first floor and access to the cloakroom/WC.

The dining kitchen has tiled floor, ample work space, a range of integrated appliances to include a Rangemaster oven, fridge/freezer and dishwasher, space for a table to seat eight guests, exposed beams, windows to three elevations which provide good natural light and a stable door opening out to the front of the property.

The utility room has space for appliance and a window to the rear.

Without doubt, one of the main selling features of the home is the outstanding sitting room which has wonderful features to include an exposed mezzanine above and full height windows.

There is a feature fireplace which sits in a large brick surround, exposed beams and French doors opening out to the garden.

For anybody who works from home, the study is ideal and has a window to the rear.













Seller Insight

“Nestled within a tranquil village setting, Tithe Barn offers the perfect blend of timeless charm and modern family living. From the moment you arrive, the calm and welcoming ambiance of this exceptional home is apparent. Situated within a quiet cul-de-sac, with a private lane connecting to a paddock at the rear, the property delivers a rare sense of seclusion without feeling isolated. Just a short drive from Buckingham and Brackley and with train access to London in under half an hour, Tithe Barn enjoys an enviable balance of rural serenity and convenient connectivity.

Tithe Barn exudes beauty throughout the year, each season enhancing its character in unique ways. During the winter months, the living room transforms into a warm haven. The feature fireplace and balcony lend themselves perfectly to festive decor, and the joy of watching children peek over the gallery on Christmas morning adds to the house's magic. In summer, the space seamlessly extends outdoors, with a patio that invites long evenings in the sun, accompanied by the gentle rustle of leaves and the scent of the garden.

The home's large windows bathe the interiors in natural light, creating a bright, welcoming atmosphere. The living room, a favourite spot for the family, becomes the heart of the home—a place to gather, relax, and create memories.

From the principle bedroom's natural brickwork and beams to the gallery's soft light and intricate detailing, Tithe Barn retains many of its original barn features. These elements are harmoniously complemented by thoughtful updates, including recently resanded floors, new windows and doors installed in 2022, and a refitted utility room. The result is a home that offers both history and modern convenience.

Children revel in the house's playful layout, racing through hallways, building Lego creations on the gallery, or curling up under fairy-lit beams for bedtime stories. The paddock adds an extra dimension to family life, providing an expansive outdoor playground for activities like trampolining, football, and blackberry picking. Meanwhile, adults gravitate to the kitchen island for conversation and laughter, making Tithe Barn an ideal home for hosting and entertaining.

The surrounding community enhances the appeal of this remarkable home. Welcoming neighbours and an active village spirit create a sense of belonging. Annual events like the duck race, pub nights, and Jubilee celebrations foster a close-knit atmosphere, while nearby schools, including Beachborough and the highly sought-after Royal Latin School, make the area particularly attractive for families.

For the current owners, Tithe Barn has been more than just a house; it has been a sanctuary filled with joy, comfort, and treasured moments. “We fell in love with Tithe Barn the moment we saw it,” they share. “It has been a calm and safe haven for our family, a place where memories have been made—from cosy Christmas mornings by the fire to summer evenings in the paddock. We will deeply miss the warmth of this home, the village's vibrant community, and the unparalleled beauty of life here.”*

* 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 exposed beams, a superb mezzanine area which provides a lovely view over the sitting room, with access provided to the adjacent bedrooms.

The feature bedroom has built in wardrobes, exposed means, windows to two elevations and access to the en-suite bathroom which has a freestanding bath.

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

There are two further double bedrooms, both with feature beams and windows to the front whilst completing the first floor accommodation is the family bathroom which also has a freestanding bath.











TREMENDOUS
THINGS ARE
IN STORE
FOR YOU!
WONDERFUL
SURPRISES
AWAIT YOU.



Outside

The gardens are beautifully presented with a lawned area, patio area which is ideal for alfresco dining, a timber shed and feature decking area.

A gate leads to a track which in turn leads down to a superb open area of paddocks of around 1.5 acres, ideal for anybody with a horse or two/three ponies.

Tithe Barn also benefits from a single garage which has power, light and an external door to the side, in addition to parking for around three cars.

A stunning barn conversion in a beautiful setting which must be viewed to be appreciated.







LOCATION

Water Stratford is situated around three miles West of Buckingham 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.





GROSS INTERNAL AREA: 2065 sq ft, 192 m²
 OPEN TO BELOW: 91 sq ft, 8 m²
 GARAGE: 141 sq ft, 13 m²

OVERALL TOTALS: 2297 sq ft, 213 m²

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		





TERRY ROBINSON PARTNER AGENT

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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, 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 sold many 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.

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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!”

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