



Serenity

The Tunnel | Farnborough | Banbury | Oxfordshire | OX17 1EH

FINE & COUNTRY

SERENITY

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The property comprises superb reception hall, large breakfast kitchen with sitting area, utility room, sitting room, games room, conservatory, five/six bedrooms, five bathrooms, extensive barns and outbuildings, garaging and parking for around ten cars.

An exceptional home which must be seen



Accommodation summary

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Ground Floor

Upon entering, the superb double height hallway with landing above has tiled floor and stairs rising to the first floor.

The large breakfast kitchen has underfloor heating, ample work surfaces, a central island with a seven ring gas hob and oven, breakfast bar, integrated microwave oven, dishwasher and wood burning stove.

The utility room has space for appliances, a door to the rear, and access to a beautiful shower room.

There is a side hallway with additional stairs to the first floor.

The sitting room has windows to two elevations and is an excellent open plan space for anybody who likes to entertain, with access to the conservatory which has four patio doors opening to the gardens.

The games room is another flexible room and has space for a pool table whilst benefiting from an open fire and a window to the side.









Seller Insight



Set in a beautiful countryside location yet just moments from key transport links, this stunning home offers the perfect blend of rural serenity and urban accessibility. Owned and lovingly transformed over the past one and a half years, the property has been thoughtfully extended, restructured, and refurbished to suit a modern, flexible lifestyle while retaining its welcoming, characterful charm. Despite its convenient position along the A423, the home is wonderfully set back from the main road, offering peace, privacy, and exceptional views of the surrounding farmland from almost every room.

From the moment you step inside, you are greeted by an abundance of natural light pouring through large windows, creating a bright, vibrant ambiance throughout the day. The south-facing orientation ensures sunshine fills the living spaces, enhancing the open-plan design and generous room sizes. At the heart of the home lies the fabulous family room and kitchen – the true hub of daily life, ideal for entertaining and relaxed family gatherings. Upstairs, the expansive master suite offers a luxurious retreat, complete with a spacious dressing room and a private balcony to enjoy sweeping countryside views.

The outdoor spaces are equally impressive. The large, open gardens offer a haven for relaxation and play, particularly loved by the owners' two large dogs, who revel in the freedom and space. A unique bonus for any astronomy enthusiast — there's even an observatory complete with a life-size telescope! Although it has only been used a handful of times, it remains a fascinating feature, perfect for those who love stargazing or simply appreciate having a quirky, memorable addition to their home.

The property also boasts enormous parking areas and versatile outbuildings, perfectly suited for hobbies, entertaining, or even stabling horses. The lifestyle here is further enhanced by direct access to beautiful walks along the nearby canal, a true paradise for nature lovers and outdoor enthusiasts.

The home's superb setting provides the best of both worlds: rural charm with the convenience of amenities close by. A short three-minute drive brings you to the nearest village with pubs, a Co-Op, and a surgery, while larger towns like Southam and Banbury are just eight to ten minutes away. For education, Prince Thorpe School offers excellent options with direct bus access. The vibrant town of Leamington Spa, just twenty minutes away, offers a wealth of restaurants, bars, and shopping experiences, making this an ideal location for families and professionals alike.

Over the years, the home has played host to many special moments, including a memorable 25th wedding anniversary celebration, comfortably accommodating over 100 guests within the beautiful gardens and flexible outside spaces. The warm, friendly community of helpful neighbours adds yet another layer to the irresistible appeal of this countryside retreat.

As the owners prepare for their next chapter, they reflect with fondness on the many memories made here. From the joy of bright, sunny mornings to long walks by the canal, grand celebrations under the open sky, and even evenings spent gazing at the stars from their very own observatory, every corner of this home holds a story. Without a doubt, they will miss everything about the house and the lifestyle it so effortlessly provided — a true testament to the exceptional opportunity now awaiting its next lucky custodians.

* 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 stairs which rise to the second floor and a large window which affords wonderful panoramic countryside views.

Without doubt, one of the main selling features of the home is the outstanding feature suite which is entered through a superb dressing room with fitted furniture.

The bedroom is of an excellent size and has windows to two elevations, along with a door which leads to an observatory sun terrace which is ideal for morning coffee whilst capturing more stunning countryside views.

Access is provided to the en-suite shower room which has underfloor heating and a walk in double shower.

The guest bedroom has a window to the side, a door to a superb en-suite with a freestanding bath and separate walk in shower, with access provided to a sitting room which could be used as an occasional bedroom or nursery.

The second staircase from the ground floor allows direct access to another large bedroom which has an en-suite and a further guest cloakroom.

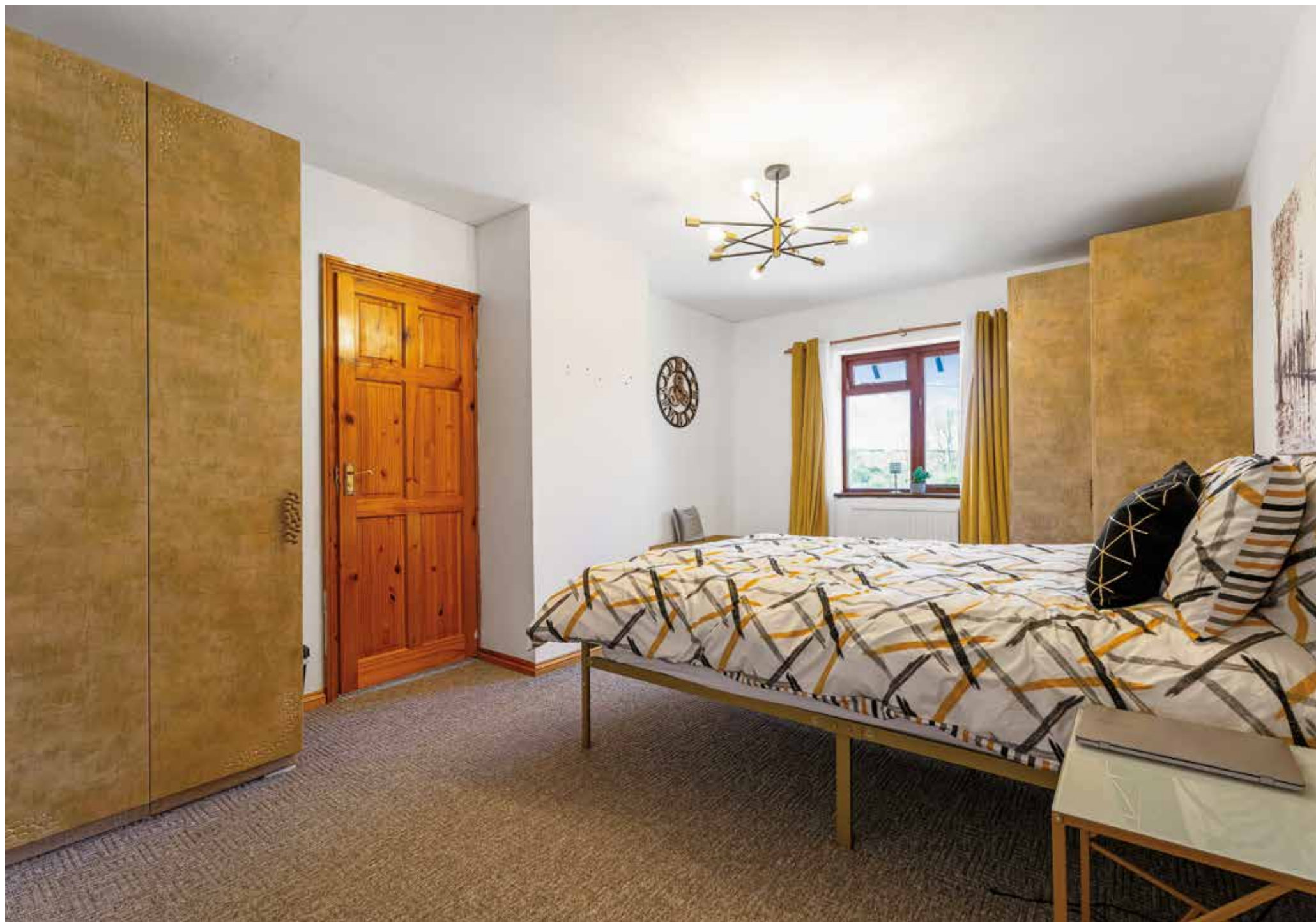
Second Floor

The second floor landing provides a large room with more superb views to be enjoyed, and access to another large bedroom with dressing room and en-suite shower room.

This level could be easily adapted to create another bedroom or would work perfectly as a vast teenage suite.













Outside

The grounds at Serenity are simply breath taking.

There is a large central pond with feature rockery, expansive rolling lawns, mature trees and many areas for children to explore and families to enjoy sports.

There are extensive barns and outbuilding which provides scope for the housing of a classic car collection, or development into stabling.

There is a large garage with access to further workshop space, currently used as a gymnasium.

Sitting in around six acres of stunning grounds, Serenity is the perfect family home for anybody wanting privacy, yet the facility to host any social gathering.

With ample parking for around ten cars, this wonderful home must be viewed to be appreciated.

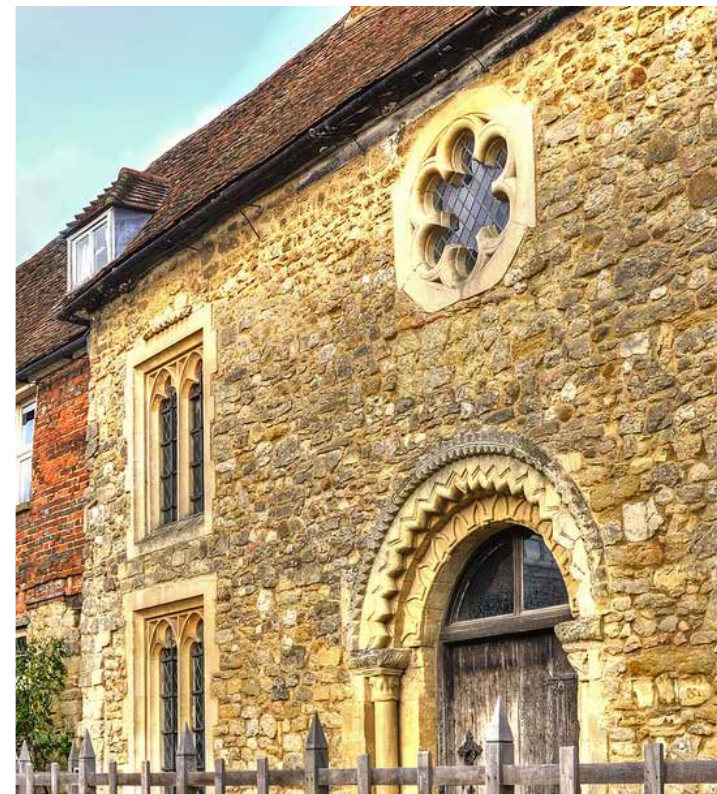






LOCATION

Farnborough is situated around six miles North of Banbury, a short drive to the market town of Southam 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 & Property Information

Utilities

Electricity supply: Mains

Water supply: Mains

Drainage: Mains

Sewerage: Septic tank

Heating: Oil fired central heating

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 a download speed of 1,000mbps.

Tenure - Freehold

Parking: Off road parking for 10 to 15 cars

Council Tax Band: G

Viewing Arrangements

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

Website

For more information visit www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents

Opening Hours:

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





FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



OVERALL TOTALS: 2151 sq. ft. 198 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



TOTAL: 4195 sq. ft, 390 m²
GROUND FLOOR: 2131 sq. ft, 198 m², FIRST FLOOR: 1473 sq. ft, 137 m², SECOND FLOOR: 591 sq. ft, 55 m²
EXCLUDED AREAS: BALCONY: 334 sq. ft, 31 m², LOW CEILING: 345 sq. ft, 32 m², OPEN TO BELOW: 38 sq. ft, 4 m²

Sizes And Dimensions Are Approximate, Actual May Vary.







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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