



Freedom Manor  
Padbury | Buckinghamshire | MK18 2AJ

# FREEDOM MANOR

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An outstanding home presented to the highest of standards, situated in a sought after village location comprising vast reception entrance, cloakroom/WC, superb breakfast kitchen, large dining hall with seating area, sitting room, study, spacious feature bedroom with superb en-suite bathroom, three further bedrooms, guest en-suite, family bathroom, stunning gardens, an approximate 1.39 acre paddock, double garage and parking for two cars. A wonderful home which must be seen to be appreciated.



## Ground Floor

Upon entering, the vast light and open plan entrance which leads to the dining hall has underfloor heating running through the whole of the ground floor, with access provided to the cloakroom/WC. You are immediately greeted by the large dining hall which has space for a table to seat 10 guests, ample space to sit and relax, stairs rising to the first floor and two sets of doors opening out to the rear gardens.

The large breakfast kitchen has a central island, ample workspace, a range of integrated appliances to include a Britannia Dual Fuel Multifunction oven, Miele microwave & dishwasher, Bosch fridge/freezer, space for appliances, breakfast bar and casual dining.

A door leads to the integral double garage, complete with twin power operated doors, offering potential for two further off-road parking spaces.

The sitting room has a beautiful feature fireplace, two windows to the front and French doors opening out to the beautiful sun terrace.

From the sitting room, access is provided to a superb study which has windows to the front and rear.

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# Seller Insight



*Set within the peaceful village of Padbury, nestled at the end of Church Lane near St Mary's Parish Church, Freedom Manor is a home that effortlessly balances space, tranquility, and family living. Built in 2008, the current owners have cherished the rare privilege of shaping this home since its very first brick was laid, watching both the house and the gardens flourish through every chapter of their family life.*

*Unlike many modern builds, Freedom Manor has never felt typical. Carefully considered design choices – from the extensive use of natural wood to the expansive glass doors that bathe the living spaces in morning light – have created a warm, inviting environment. The heart of this home is the beautifully open-plan kitchen and living areas, where the flow between rooms and connection to the private garden offer seamless indoor-outdoor living. Whether hosting birthday parties, festive Christmas mornings, or intimate family dinners, this home has been the perfect backdrop to life's most treasured moments.*

*The standout feature of Freedom Manor is undoubtedly the paddock. A rare find, this generous green space has been a peaceful retreat and a joyful playground, from family and friends cricket and rounders matches, to long summer evenings spent watching the sunset behind the church tower, bathing the paddock in a soft golden glow.*

*Freedom Manor's location provides the best of both worlds: country living with the convenience of excellent transport links. Buckingham, with its schools, shops, leisure facilities, and community hospital, is just moments away, while direct bus routes to Aylesbury and easy access to Milton Keynes offer excellent connectivity. The home is perfectly placed for families, lying within the catchment for the highly regarded Royal Latin School and Buckingham School, with transport links to Aylesbury Grammar Schools.*

*The versatility of this home is woven into its story. Over the years, rooms have evolved to meet changing needs – from a music room to a teen's lounge to a granddaughter's playroom. The vaulted ceiling in the dining hall not only floods the space with light but has proudly hosted tall Christmas trees that have become cherished family traditions. The integrated garage, the neutral palette throughout, and the abundant storage all combine to make this a truly practical yet deeply personal home.*

*Outside, the secluded garden is a private oasis, beautifully framed by mature trees and set against the peaceful backdrop of a private green and the village church – particularly striking when the cherry blossoms bloom or autumn leaves begin to fall. The community spirit is alive and well here, with village events, sports clubs, and activities regularly bringing neighbours together, all detailed in the local "Padbury Parish Pump."*

*For the next owners, the current family shares one heartfelt piece of advice: enjoy the paddock to its fullest – play, gather, picnic, and watch the sunset. There is truly nothing else like it.*

*After 17 wonderful years, what the owners will miss most is the freedom this home has given them – the space, the tranquility, and the haven they created. The oak tree they planted, now too big to take with them, stands proudly in the paddock – its springtime daffodils will remain as a lasting memory of a cherished family home ready to welcome its next chapter.\**

\* 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 landing has a beautiful diamond style window to the rear, a useful storage cupboard and a large airing cupboard.

The principal bedroom is generously proportioned and has built in wardrobes, with double aspect windows to front and rear leading to an outstanding en-suite with feature bath and walk-in shower.

The guest bedroom, similarly generous in proportions, has built in wardrobes, dual aspect windows, complete with en-suite shower room.

The third double bedroom has built in wardrobes and windows to two elevations, whilst the fourth bedroom, which is also a good sized double, has built in wardrobes and a window to the front.

Completing the first floor accommodation is the well-appointed family bathroom with feature bath and separate shower.

The whole of the first floor is centrally heated with radiators.













### Outside

The rear garden is beautifully presented, walled with a lovely lawn and boasts a variety of trees and shrubs with a wonderful sun terrace, ideal for alfresco dining.

Freedom Manor also benefits from having a superb paddock just a short walk from the house which covers an area of around 1.39 acres which is secluded by mature trees and offers peace and tranquility.

There is a double garage and parking for two cars also.







## LOCATION

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Padbury is situated around four miles from Buckingham town centre, ideal for the market town of Winslow 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

Tenure: Freehold

Council Tax Band: G

Local Authority: Buckinghamshire Council

EPC: C

Property construction: Standard

Electricity supply: Mains Water supply: Mains Drainage & Sewerage: Mains

Heating: Gas fired central heating

Broadband: FTTH/FTTP Broadband connection available. Ultrafast broadband is available with a download speed of 900 mbps. We advise you to check with your provider.

Mobile signal/coverage: 5G mobile signal is available in the area - we advise you to check with your provider.)

Parking: Off road parking for 2 cars

## Special Notes

Rights and easements: The right to access the paddock through the Church car park. For more information please contact the agent.

## Viewing Arrangements

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

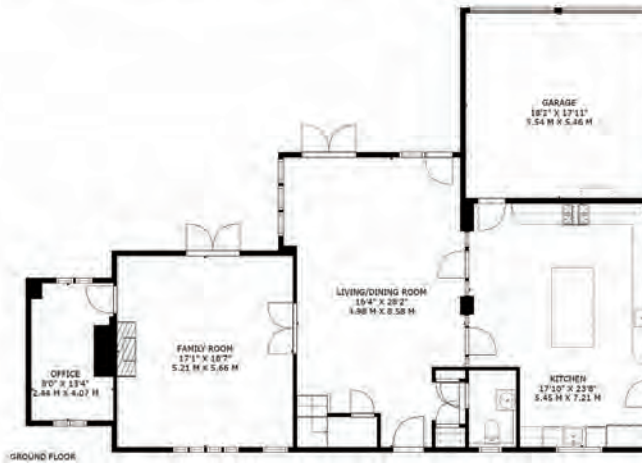
## Website

For more information visit <https://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 |

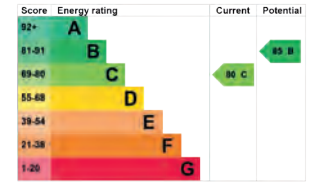
*Guide price* £975,000



GROSS INTERNAL AREA: 2721 sq ft, 253 m<sup>2</sup>  
 OPEN TO BELOW & LOW CEILING: 140 sq ft, 13 m<sup>2</sup>  
 GARAGE: 326 sq ft, 30 m<sup>2</sup>

OVERALL TOTALS: 3187 sq ft, 296 m<sup>2</sup>

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



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 08.07.2025







## 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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