



The Dene  
School Lane | Warmington | OX17 1DD

# THE DENE

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A very spacious Grade II listed residence in sought after village location which enjoys a huge amount of charm and character throughout.

The property comprises entrance hall, shower room, large breakfast kitchen with dining area, utility room, formal dining room, sitting room, TV room, cellar, five double bedrooms and four further bathrooms.

Also benefiting from a double garage, stable, off road parking for around six cars and outstanding gardens which extend to around an acre, this wonderful home is available with  
NO UPWARD CHAIN







### Ground Floor

Upon entering, the entrance hall has a door to the rear and access to the reception rooms.

The spacious breakfast kitchen has ample work space, an Aga, walk in pantry, integrated dishwasher, fridge, oven, hob and microwave and space for a table to seat eight guests.

There is a vaulted ceiling and French doors which open out to the rear garden, in addition to a door which leads to a lobby with an external door to the driveway.

Access is provided to the utility room which leads to a shower room.

For more formal occasions, the dining room is the perfect setting with original flooring, a feature display alcove and a window to the front.

The sitting room has exposed beams, a wood burning stove, and windows to the front and rear.

The TV room is a lovely cosy room and also has exposed beams, a wood burning stove, a window to the front and a door to the rear.

Accessed from the sitting room is the cellar which is of an excellent size and ideal for storing vintage wines.

### First Floor

The first floor landing has two staircases which each lead to a second floor bedroom whilst the window provides a lovely view over the gardens.

The feature bedroom has a built in wardrobe cupboard, a window to the front, access to a dressing room which leads to a superb en-suite with a bath and separate shower.

The guest bedroom has windows to two elevations and is serviced by the main family bathroom.

There is another double bedroom on this level which benefits from useful storage cupboards and has a window to the front.

### Second Floor

There are two further double bedrooms on the second floor, one being of another excellent size and having two windows to the rear and access to a dressing room and en-suite bathroom, the other double bedroom also having an en-suite bathroom.













# Seller Insight

“Set along a peaceful no-through lane in the idyllic village of Warmington, this elegant country residence has been cherished as a second home since 1994. From the very first viewing, it stood out as a place with rare charm and promise. Though in need of care at the time, it immediately struck the owner as somewhere special – a house with warmth and soul. That instinct proved right: for more than three decades, it has provided the perfect retreat for family gatherings, celebrations, and countless treasured memories.

The property's appeal begins with its enviable position. Tucked away from passing traffic, the house enjoys both privacy and serenity, while remaining highly accessible. The M40 is just minutes away, offering swift connections to London, Birmingham, and beyond, while Banbury station ensures effortless travel by rail. Despite this connectivity, the setting retains a deeply rural feel, with Warmington's historic charm, popular village pub, and welcoming community on the doorstep.

Inside, the house has been thoughtfully extended and refined, most notably with the addition of a beautifully designed Smallbone kitchen in 2000. This space has become the true heart of the home – light-filled from morning until evening, and perfect for gathering around the table with views across the south-facing garden. The ground floor has an inviting flow, blending formal entertaining rooms with cosy retreats. In winter, the television room offers comfort and warmth; in summer, the kitchen and garden dining spaces invite leisurely days filled with conversation and laughter.

The gardens are a highlight in their own right. Mature and beautifully laid out, they provide a wealth of experiences: sun-dappled corners for reading, wide lawns for games, a productive kitchen garden, and a romantic sweep of wisteria. A summer house, cleverly positioned, catches the very last rays of the evening sun – the perfect spot for a quiet drink as the day draws to a close. With ample space for dining, celebrating, or simply relaxing, the outdoor environment has been as much a part of family life here as the house itself.

Over the years, the property has played host to a lifetime of occasions: glittering family birthdays, festive Christmases with extended family gathered under one roof, graduation parties, and summer afternoons by the pool. Its generous proportions and graceful layout make entertaining effortless, while its warmth ensures even the grandest gathering feels intimate and personal.

For those with an equestrian passion, Valley Farm Equestrian Centre in nearby Shotteswell provided first-class stabling and care, supporting the family's love of horses and seamlessly complementing the lifestyle this home afforded.

What sets this property apart is not only its elegance and location, but its ability to adapt to life's rhythms. Whether it is a quiet morning coffee at the kitchen table, an energetic weekend with a full house of guests, or a peaceful evening in the summer house, the home seems always to provide the right backdrop.

As the owner reflects on leaving, it is the sense of togetherness this house enabled that will be most deeply missed. The big family Christmases, the joy of meals in the garden, the comfort of the Aga on winter mornings, and the laughter echoing through its rooms – all will remain lasting memories. This is more than a house; it is a place that has been woven into the fabric of family life, and it now awaits the next chapter with new custodians who will appreciate its beauty, warmth, and soul.\*

\* 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.































### Outside

The Dene sits in the most outstanding grounds, mainly laid to lawn, gently sloping with immaculate borders and mature trees.

There is a wonderful vegetable garden and a seating area, ideal for alfresco dining.

Also benefiting from a stable, ideal for storage, a double garage and parking for around six cars, this home is offered with NO UPWARD CHAIN and must be seen.

### Planning Permission –

Planning Permission exists, expiring early 2027, for a rebuild of the existing extension, thereby creating substantially more living space and providing a very attractive entrance hall on the driveway side of the house. For more information please speak to the agent.











## LOCATION

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Warmington is situated around three miles North of Banbury 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:** Stratford-Upon-Avon District Council

**EPC:** Exempt

**Property construction:** Standard

**Electricity supply:** Mains

**Water supply:** Mains

**Drainage & Sewerage:** Mains

**Heating:** Oil fired central heating

**Broadband:** Superfast broadband is available with a download speed of 75mbps. Part or full fibre (FTTC or FTTH or cable) Broadband connection available. 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 6 cars

## 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

*Offers over* £1,250,000





EPC Exempt

GROUND FLOOR: 1691 sq ft, 157 m<sup>2</sup> FIRST FLOOR: 1124 sq ft, 104 m<sup>2</sup> SECOND FLOOR: 723 sq ft, 67 m<sup>2</sup>  
 GARAGE: 379 sq ft, 35 m<sup>2</sup> ATTIC: 178 sq ft, 16 m<sup>2</sup> LOW CEILING: 106 sq ft, 9 m<sup>2</sup> STABLES: 403 sq ft, 37 m<sup>2</sup>

**OVERALL TOTALS: 4,604 sq ft, 427 m<sup>2</sup>**

SIZES AND DIMENSIONS RE 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











## 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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