



Beech Lee
Sands Lane | South Newington | Banbury | Oxfordshire | OX15 4JJ

BEECH LEE

A spacious detached family home with a 1-bed annexe quietly tucked away in this popular village. The extended property offers 3 reception rooms, kitchen, utility, 4 bedrooms, 2 bathrooms, separate 1-bed annexe. Benefits include Upvc replacement windows. oil-fired central heating. There is parking for 5 cars, and a large North-West facing rear garden, 1/4 acre total plot, no onward chain.



GROUND FLOOR

The property has a large double-glazed entrance porch, double doors open into a bright and welcoming entrance hall. Stairs rise to the first floor with smart glass panels, wall light points, airing cupboard, shoe storage and a walk-in cupboard housing the RCD consumer unit, thermostat, smoke alarm. The re-fitted kitchen provides a good range of base cabinets, two 3-drawer sets, integrated dishwasher and fridge. Hotpoint electric fan-assisted oven/grill, Neff extractor hood, AEG induction hob. There are ample work surfaces with a Blanco inset sink unit, mosaic tiling, down lighters, tiled floor, side window. The adjacent dining area has a full height side window, coved ceiling and has room for a table and six chairs. The living room is a really spacious and bright room warmed by a Wenlock Classic wood-burning stove. Coved ceiling, TV point, across the rear three sliding patio doors provide a fabulous 'vista' over the rear garden.

Across from the entrance hall is the bathroom and 2, or 3 bedrooms. The second bedroom is a bright double room with wardrobes across one wall, two rear windows overlook the gardens. Bedroom three is also a good double room with a full height front window. The fourth bedroom also has a fitted double wardrobe and a rear window (used as a sitting room now). The family bathroom has a white claw & foot slipper bath with a column mixer tap. Pedestal wash-hand basin, low-level WC, ladder radiator, fully tiled walls and floor. The walk-in shower enclosure has an Aqualisa shower unit, opaque window.

Off the kitchen is a connecting corridor housing the recently installed oil-fired Worcester boiler, tiled floor, storage cupboard, front window. The spacious utility room has plumbing for an American style fridge/freezer, eye-level cupboards, work surface areas, tiled floor, rear window and a single-glazed door leads to the rear garden. A door connects to the former garage that has been converted in to a separate 1-bed annexe.

There is a utility area with room for a tumble dryer, and plumbing facilities, opaque door to the front driveway. Door to the combined lounge/kitchen. There is an L-shaped kitchen area with three base cupboards, freestanding fridge, work surfaces, sink unit and a microwave, high-level window. The lounge area has a marble hearth, electric coal-effect convector heater with an ornate surround. TV point, smoke alarm, nice view through the front window. The single bedroom has a shallow wardrobe, loft access, front window. The smart wet room offers an electric Mira shower unit with fitted curved rail and curtain. Low-level WC, wash-hand basin, sealed floor, white ceramic tiling, Dimplex electric fan heater, opaque window.

FIRST FLOOR

At the top of the stairs there is a small landing with a door opening to a spacious insulated loft space. It houses the pressurised hot-water cylinder, there is light and power connected. There is an open plan area that could provide either a dressing/vanity area or a study area. The bathroom has a white P-shaped bath with a curved shower screen and a Triton shower unit above. Villeroy & Boch low-level WC and wash-hand basin with drawers beneath. Tiled walls, front dormer window with lovely open countryside views across the lane. The main bedroom has a high ceiling, Fujitsu air conditioning unit, full width dormer rear window with fine views over the garden, walk-in fitted wardrobe with two clothes rails.





























OUTSIDE

Front Garden

To the front of the house is a well-maintained rockery, stocked with specimen grasses, brooms, laurels and the fine Beech tree that gives the house its name. There is outside garden lighting, cold-water hose, the oil tank is situated to the side of the annex on a raised plinth.

Parking Arrangements

The tarmac driveway and a paved area offer parking for 5 standard vehicles, there is outside lighting affixed to the former garage.

Rear Garden

The L-shaped rear garden is a real feature of the property, it runs gently downhill away from the house towards the rear boundary. There are two grass sections measuring approximately (39m by 9m) and (14m by 12.5m) together. There is a wide wooden decked pathway that runs from the utility room, and extends across the rear of the house with more outside lighting, a triangular raised flower bed and an outside power supply, a wood store and a plastic wood/coal bunker. As the photos show, the garden is almost totally laid to lawn with some specimen conifer trees, a pyracantha, laurel and privet hedging and mature trees give privacy on all three sides. There is also wooden fencing on all sides, a greenhouse, a summerhouse and a useful studio/workshop at the bottom of the garden with light, power, air conditioning unit and a PIR light on the frontage. The garden is predominantly North-West facing, and the total plot extends to around 0.25 of an acre, so it would suit keen gardeners!





LOCATION

South Newington is an attractive conservation village, situated in attractive rolling North Oxfordshire countryside between the market towns of Banbury and Chipping Norton, not too far from the Cotswolds. Facilities within the village include a parish church, The Duck on the Pond fine-dining pub, a children's play area and a well-used village hall. Further local facilities can be found nearby in the larger village of at Bloxham, including doctor and dental surgeries, public houses, post office, supermarket, petrol station and primary and secondary schools, including Bloxham School and Tudor Hall. Good transport connections include J10 (Ardley) and J11 (Banbury) of the M40 and a mainline train station from Banbury, (6 miles away), with regular services to London Marylebone in around an hour.







Local Authority

Cherwell District Council.
Telephone (01295) 227001.
Council Tax Band 'F'.
Current Payable £3,495.13p (1/4/2025 to 31/3/2026).

Services

Mains electricity, water, drainage, oil-fired radiator central heating, BT.

Broadband & Mobile Phone Coverage

Ultrafast broadband delivers 1,800Mbps download and 1,000Mbps upload speeds. Superfast is available delivering 52Mbps download and 9Mbps upload speeds. There is 4G mobile signal available inside and outdoors from these suppliers (Vodafone, Three, Smarty, ID Mobile, Asda, Talktalk and Voxi. We do advise you to check with your mobile phone provider.

Directions

Leave Banbury on the main A361 road following the signs to Bloxham and Chipping Norton. After just 2 miles you will enter the large village of Bloxham, stay on the main road through, and just after the last roundabout you will pass the petrol station on your left and after 2 more miles you will descend the hill and enter South Newington. Turn sharp left just before The Duck on the Pond, and follow the High Street passing St. Peter ad Vincula 12th century Church. Turn left at the T-junction with the Barford Road, then left again before leaving the village down Sands Lane. Beech Lee can easily be found on your left hand side with a board outside just before the road turnsharp left, and a second board at the top of Sands Lane.

Viewing Arrangements

Through the vendors sole agent Fine & Country on either (01295) 239665 or (07761) 439927.

Opening Hours

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

Offers over £650,000

'Beech Lee', Sands Lane, South Newington, Banbury, OX15 4JJ

Approximate Gross Internal Area

Main House = 2058 Sq Ft/191 Sq M

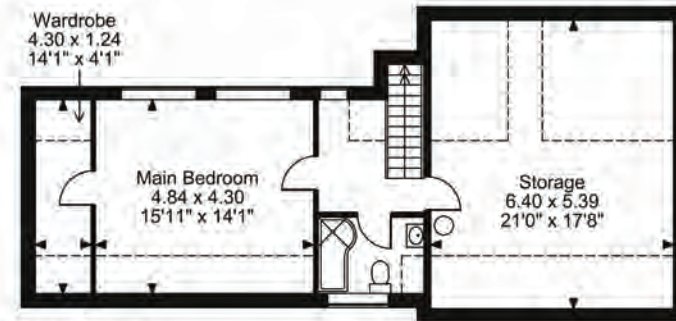
Annexe = 350 Sq Ft/33 Sq M

Outbuildings = 243 Sq Ft/23 Sq M

Total = 2651 Sq Ft/247 Sq M



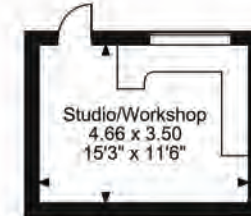
Ground Floor



First Floor



Annexe Ground Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	79 G
39-54	E		
21-38	F		
1-20	G		

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THE FINE & COUNTRY
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CHRISTOPHER E MOBBS CPEA PARTNER AGENT

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40 years experience
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I joined Fine & Country in 2003, and left the Rugby office as clear market leaders after 14 happy and hard-working years there to replicate that success in my home town of Banbury. I completed my CPEA 2-year qualification by choice in 1986 to try and raise the profile of estate agency. I work closely with all of my highly valued clients and I am available 24/7 to ensure we get the desired outcome. My knowledge enables me to resolve any hurdles along the journey, and I remain just as passionate as when I started my successful career back in 1986!

YOU CAN FOLLOW CHRIS ON



“Outstanding. Chris could not have made the experience of buying a house any better.”

The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.

Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!”

“Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough.”

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