



Roebuck Inn | Banbury Road  
North Newington, Oxfordshire, OX15 6AB



ROUND & JACKSON  
ESTATE AGENTS





**An impressive and unique 17th Century former inn, beautifully converted to provide spacious and versatile accommodation over three floors, set within grounds of approaching half an acre, with large gardens, extensive parking and a delightful edge of village position adjoining open countryside.**

### The Property

Roebuck Inn is a charming Grade II Listed former public house, believed to date back to the 17th Century, which has been thoughtfully converted into a substantial and beautifully presented residential home. The property offers spacious and well-planned accommodation arranged over three floors, combining character with practicality, and is set within a large plot.

The accommodation is notably generous throughout, with well-proportioned reception rooms and an excellent sense of space. A particularly interesting feature is the retained bar area positioned between the two principal reception rooms, providing a unique focal point and a nod to the building's history. Beneath, a substantial cellar offers excellent storage or potential for further conversion to additional accommodation, subject to the necessary consents.

The property displays a pleasing combination of period features and modern fittings, including exposed timbers, character fireplaces, and traditional detailing, all complemented by high-quality contemporary finishes. The bespoke refitted kitchen is a particular feature, thoughtfully designed with quality cabinetry and ample workspace, creating an ideal environment for both everyday living and entertaining.

To the upper floors, the bedrooms are all generously proportioned, with several being particularly large, offering excellent versatility for family living or guest accommodation. There are two bathrooms.

Set within a large plot, the property enjoys generous gardens, extensive parking, and a highly desirable edge-of-village setting. The gardens are predominantly arranged to the front and side, creating a wonderful sense of space and approach, while to the rear a private garden provides an ideal setting for outdoor living and entertaining. Laid mainly to lawn, it features a patio adjoining the house, well-stocked flower and plant borders, and a variety of mature trees.

The accommodation briefly comprises:

### Hallway

Main entrance hall with front door, double storage cupboard, and doors leading to the drawing room and sitting room.



### Sitting and Dining Room

A spacious double room, running front to back with an open fireplace, front-facing bay window, exposed stonework, and a charming curved wall, thought to be a remnant of a bread oven or staircase. At over eleven meters, this provides extensive space for family living and entertaining.

### Drawing Room/ Snug

A charming sitting room featuring a beautiful inglenook fireplace with a multi-fuel stove, a window to the front with a built-in seat beneath, and an open aspect leading through to the bar.

### Bar

At the heart of the property is the bar, a truly unique feature that connects both reception rooms with a hatch and wooden staircase giving access to a generous cellar.

### Family Room

A well-proportioned and versatile family room/office or garden room, with double doors opening onto the rear patio.

### Cellar

A large cellar with excellent head height, a partly vaulted ceiling, natural light from two windows, and power and lighting.

### Utility/Cloakroom

Utility/WC fitted with a low level WC and wash hand basin, with plumbing for a washing machine, space for a tumble dryer and additional appliances, two rear-facing windows and a cast iron style radiator.





#### Kitchen/Breakfast Room

A large open-plan kitchen/breakfast room, recently refitted with a range of solid wood base and eye-level units and fitted work surfaces incorporating a Belfast sink. There is a Range cooker, integrated dishwasher, and space for a fridge-freezer, along with ample room for a table and chairs. Additional features include an ornamental inglenook fireplace, stairs rising to the first floor, and windows to the rear and side.

#### Master Bedroom

Master bedroom suite comprising a double-aspect bedroom with windows to the front and side, a characterful corner fireplace, and a door leading to a spacious en-suite bathroom fitted with a white suite.

#### Bedroom Four

A double room with a built in cupboard and a window to the rear.

#### Bedroom Five

A double room with a window to the rear.

#### Family Bathroom

A spacious family bathroom fitted with a white suite comprising a panelled bath with mixer taps, shower attachment, wash hand basin with cupboards beneath, and a WC. The room also features a ceramic tiled floor, window, heated towel rail and an airing cupboard.

#### Bedroom Two

A particularly spacious second-floor attic double bedroom featuring large exposed joists, a window to the front enjoying rural views, and a further window to the rear overlooking the village and fields beyond. A door leads to a large and useful loft room, as well as to bedroom three.

#### Bedroom Three

Further adjoining dressing room/nursery or double bedroom with a window to the rear.

#### Services

All mains services with the exception of gas are connected to Roebuck Inn. The oil fired boiler is located in the stone outbuilding.

#### Outbuildings

These include a home office/workshop, converted from a barn with dual aspect and exposed beams.

#### Local Authority

Cherwell District Council. Council tax band G.

#### Agents Note

There is a public right of way that crosses the garden from Park Road to Banbury Road. Part of the drive is shared with the owner of Hill Top Bungalow and is owned by a third party, with appropriate rights of way granted.

#### Situation

North Newington is a highly sought-after and picturesque village located just to the west of Banbury, surrounded by attractive rolling countryside. The village has a strong sense of community with a variety of events taking place throughout the year. The primary school is extremely popular which also provides a hall for village activities and The Blinking Owl public house is popular with walkers. As well as having it's own primary school, the village is well served by a range of highly regarded schools in both the state and independent sectors, making it particularly appealing to families. Leisure opportunities are plentiful, with the surrounding countryside offering excellent walking, cycling and riding, along with a number of nearby golf courses and sports facilities. The nearby market town of Banbury provides a comprehensive range of amenities including shops, supermarkets, schools and leisure facilities, together with a mainline railway station offering regular services to London Marylebone. The M40 (Junction 11) is also easily accessible, providing excellent road links to Oxford, Birmingham and London. In addition, Soho Farmhouse is approximately 8 miles away, offering a renowned private members' club with a range of leisure facilities.

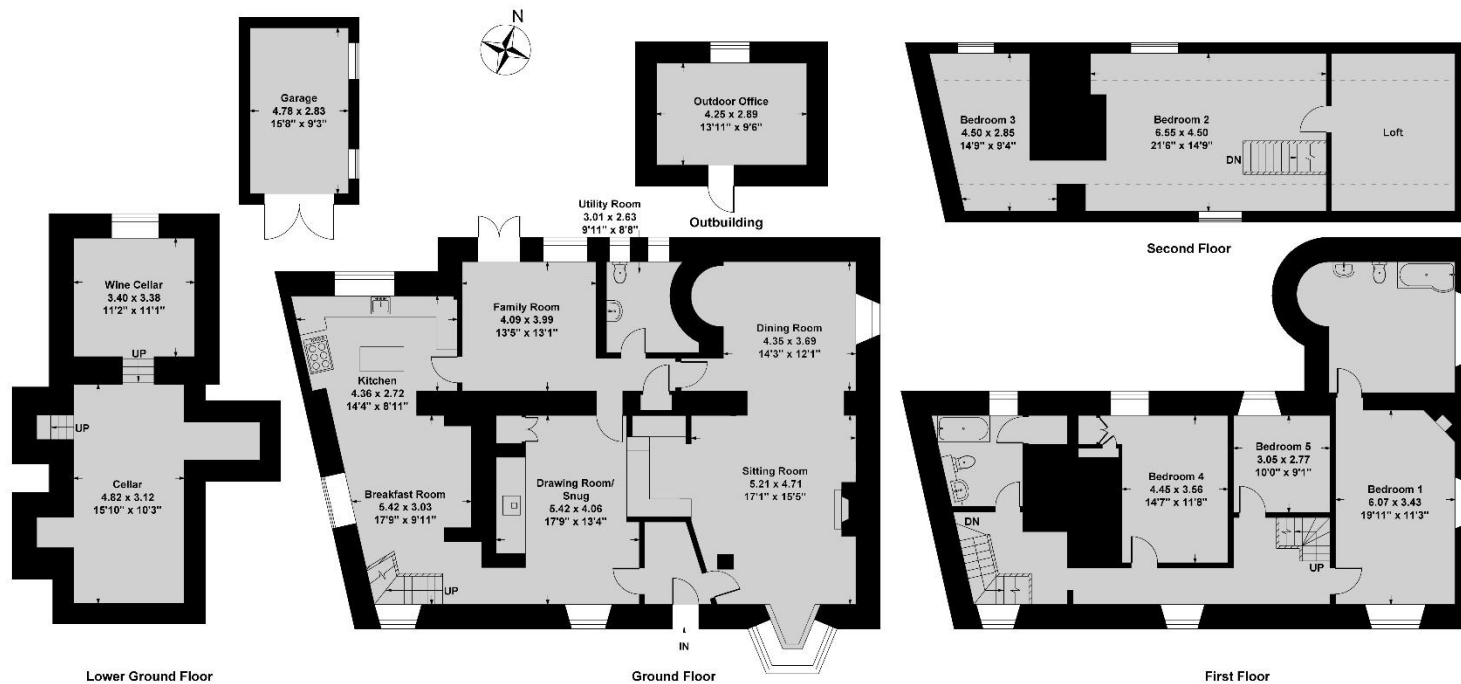
#### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

**Asking Price £1,200,000**







Lower Ground Floor Approx Area = 38.09 sq m / 410 sq ft  
 Ground Floor Approx Area = 143.73 sq m / 1547 sq ft  
 First Floor Approx Area = 94.89 sq m / 1021 sq ft  
 Second Floor Approx Area = 49.13 sq m / 529 sq ft  
 Garage Approx Area = 13.44 sq m / 145 sq ft  
 Outbuilding Approx Area = 12.59 sq m / 136 sq ft  
 Total Area = 351.87 sq m / 3788 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

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