



103 Broughton Road
Banbury | Oxfordshire | OX16 9QH

FINE & COUNTRY

103 BROUGHTON ROAD

A superb opportunity to purchase this large detached family home which has so much potential to further personalise and adapt as required.



Accommodation summary

A superb opportunity to purchase this large detached family home on a substantial plot which has so much potential to further personalise and adapt as required.

Comprising a quality cloakroom/WC, large breakfast kitchen, utility room, dining room, superb sitting room, study, five bedrooms, four bathrooms, separate one bedroom annexe with its own kitchen, living room, conservatory, bathroom and separate entrance. Outstanding gardens with large workshop/garden office, garage and parking for eight cars. Garden includes a potential building plot to the side of the property subject to necessary planning regulations.

Internal viewing strongly advised.

Ground Floor

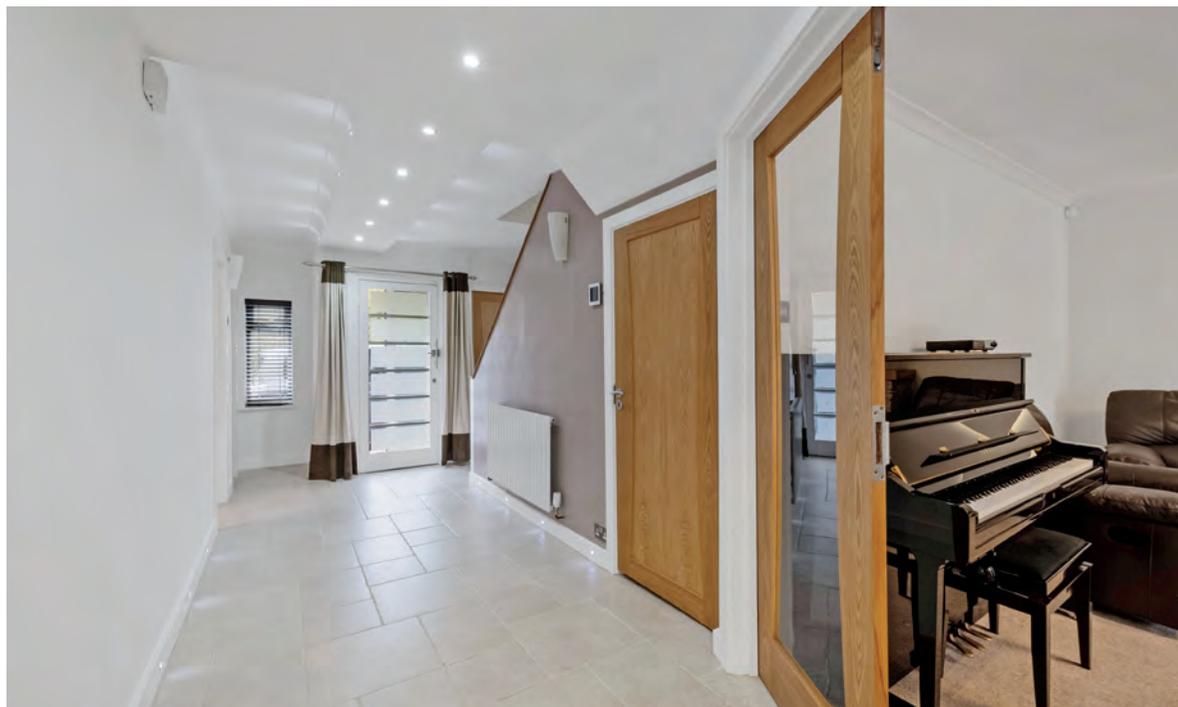
Upon entering, the enclosed porch leads to a large hallway which has wide stairs rising to the first floor and access to the cloakroom/WC.

The breakfast kitchen has ample workspace, substantial cupboard space, multiple integrated Miele ovens and hob, space for a table to seat six guests, a window to the rear and a door opening out to the rear garden.

The dining room is of an excellent size and has space for a table to comfortably seat at least twelve guests, tiled flooring and a window to the front.

There is a very useful utility room with extra high ceiling for hanging laundry and has a large sink with double drainer and space for appliances. Provides access to the annexe and garage.

The large sitting room has an open fireplace and a patio door to the rear, whilst completing the ground floor accommodation in the main house is the study, ideal for anybody wanting to work from home and benefiting from built in floor to ceiling storage cupboards, underfloor heating and a window to the front elevation.









Seller Insight

“ Set in one of Banbury's most desirable locations, this distinguished family residence combines privacy, space, and elegance in a way few homes can. Owned by the same family since the 1960s and cherished by the current owners since 2011, it occupies one of the largest plots within the town — a secluded haven set well back from the road, elevated to offer a commanding yet peaceful presence. Mature trees and landscaped gardens create a sense of calm and seclusion from the moment you arrive, while the sweeping driveway provides an impressive approach and generous parking for residents and guests alike.

The house was originally chosen for its exceptional location, expansive grounds, and adaptability — qualities that continue to make it an outstanding family home. Offering the perfect blend of town convenience and countryside charm, it sits just a short walk from Banbury's town centre, excellent schools, and local amenities, yet is only moments away from the open beauty of the Cotswolds. It's a home that allows you to enjoy the best of both worlds: the energy of town life and the tranquillity of nature.

Inside, the property has been thoughtfully designed to balance open plan living with defined, intimate spaces that provide privacy and comfort. Large, light-filled rooms flow naturally into one another, creating an ideal setting for both family life and entertaining. The contemporary kitchen, complete with a sleek central island, connects seamlessly with the dining and living areas, while the annex offers flexibility — equally suited to multi-generational living, guest accommodation, or a potential Airbnb retreat.

The home's natural light is one of its defining features. Morning sun streams into the southeast-facing garden and patio, bathing the rear of the house in warmth and light. As the day moves on, the home remains cool and sheltered, while the evening sun illuminates the front, especially the office — a tranquil spot for working or relaxing as the day winds down. The soft interplay of light throughout the day enhances the home's peaceful atmosphere and highlights its refined simplicity.

The outdoor spaces are equally captivating. The expansive lawn, bordered by mature shrubs and soft lighting, creates an inviting backdrop for both quiet reflection and lively gatherings. It's an entertainer's paradise — a garden that welcomes morning coffees, summer celebrations, and late evenings with friends under the stars. The property's generous proportions continue outside with a large private driveway, ensuring both convenience and impressive curb appeal.

Recently updated with a refitted downstairs cloakroom and a stylish en-suite in the principal bedroom, as well as full redecoration throughout the main house and annex, the home is presented in excellent condition and ready for its next chapter. Its clean, contemporary interiors offer a timeless canvas for the new owners to personalise and develop further, making the most of its immense potential.

Above all, this is a home built for living well — a place where space, privacy, and comfort converge. The owners describe countless happy memories here: family gatherings, childhood laughter, and evenings spent entertaining loved ones. As they prepare to move on, they will miss the generous gardens, the sunlit spaces, and the welcoming atmosphere that has made this such a happy and fulfilling family home.*

* 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 feature bedroom is of high quality with built in wardrobes, a window overlooking the garden and access to a stunning refitted en-suite which has underfloor heating, a Jacuzzi bath and separate shower cubical.

The guest bedroom has a window to the front and an en-suite shower room.

There is another large double bedroom which has a vanity basin and a window to the rear, in addition to two further bedrooms, one a double and the other a good sized single.

Completing the accommodation on the first floor are a separate bathroom and shower room both with toilet and washing facilities.









Annexe

Another wonderful benefit of this home is the fully self-contained annexe.

Having its own separate side entrance, it is ideal for a member of the family to live close by whilst enjoying their own space.

The annexe has its own kitchen, sitting room, conservatory and bathroom.

There is also potential to incorporate the annexe into the main house with minimum construction and reconfigure the ground floor accommodation to provide even more living space.







Outside

The gardens are stunning, mainly laid to lawn with mature trees, patio area, and pedestrian access at both sides of the property, with potential for vehicular access to rear at one side. Shrubberies to each side and to the rear of the lawn with concealed lighting. Large, fully insulated and double glazed workshop or garden office, with full lighting and power.

To the front, there is a tarmac drive surrounded by shrubs and spacious border area, in addition to a lawn area. Timber palisade fencing to the front, with secure double gates to the driveway. Also a garage and parking for around eight cars.

An excellent large family home which must be viewed.





LOCATION

Broughton Road is situated just a short drive from Banbury town centre 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. Easy access to the Cotswolds, and a short walking distance from public footpaths into the open countryside.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: House G | Annexe B

Local Authority: Cherwell District Council & Oxfordshire County Council

EPC: D

Property construction: Standard – brick and tile

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Gas central heating

Broadband: FTTH/FTTP Broadband connection and Ultrafast broadband is available with a download speed of 1,000mbps. 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 available for 8 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>

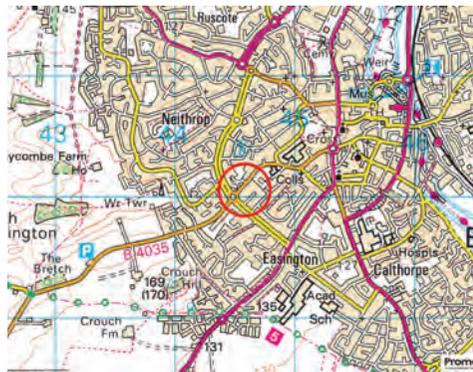
Opening Hours

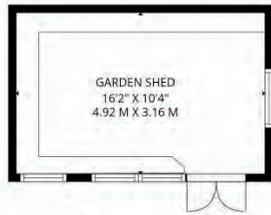
Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

Offers over £800,000





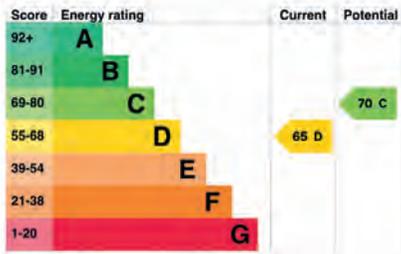
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA: 2915 sq ft, 271 m²
UTILITY 114 sq ft, 11 m²

OVERALL TOTALS: 3029 sq ft, 282 m²
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 28.11.2025







TERRY ROBINSON
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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry built a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make all clients feel valued.

Terry has sold countless properties over the past 10 years which had previously been marketed with other agents - he puts this down to attention to detail and a hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine & 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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