



Ivy House
10 Station Road | Helmdon | NN13 5QT

 FINE & COUNTRY

IVY HOUSE

A beautifully presented Grade II Listed cottage in the sought after village of Helmdon which comprises entrance hall, kitchen, superb sitting room, dining room, study, four bedrooms to include a wonderful feature suite with dressing room and en-suite shower room and family bathroom.

Also benefiting from a garage, beautiful rear garden and parking to the front, an internal viewing is essential.



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Ground Floor

Upon entering, the hall has tiled floor, and access to a useful study which is ideal for anybody wanting to work from home.

The kitchen has ample granite work surfaces, integrated slimline dishwasher, Rangemaster oven and extractor, integrated fridge, windows to the side and rear and a door which opens out to the side.

The dining room has a wood burning stove, space for a table to seat eight guests and windows to the front and rear elevations.

Without doubt, one of the main selling features of this lovely home is the superb sitting room.

Being of an excellent size, there are two fireplaces (one inglenook), having a wood burning stove, exposed beams and two windows to the front elevation, each having a most attractive window seat.







Seller Insight

“ Set in the heart of a thriving and highly regarded village, this enchanting Cotswold cottage has been a much-loved family home for nearly seven years, offering a rare blend of character, comfort, and flexibility that immediately captivates on arrival. From the very first viewing, the owners were drawn to the cottage's welcoming atmosphere, its adaptable living spaces, and the unmistakable sense that this was a home designed for family life. The position is ideal: centrally located within the village yet enjoying a peaceful, private garden setting that feels calm and secluded, providing a true retreat from the pace of modern life while remaining connected to a vibrant community.

At the heart of the home is the generous main reception room, where original beams and timbers, exposed Cotswold stone, and a magnificent inglenook fireplace with log-burning stove create a space of exceptional warmth and character. This room effortlessly becomes the focal point of family life, particularly during festive gatherings when it comes alive with laughter, conversation, and the glow of a Christmas tree beside the fire. Throughout the house, the balance between heritage and modern comfort has been carefully considered. Thoughtful improvements and styling choices enhance everyday living while remaining fully sympathetic to the cottage's origins, resulting in interiors that feel timeless, elegant, and deeply inviting.

Natural light fills the home during the day, bringing a bright and uplifting quality to each room, while evenings are defined by the cosy intimacy created by the log-burning fires. The layout flows comfortably, offering defined yet connected spaces that suit both relaxed family routines and entertaining. Every room feels purposeful, warm, and easy to live in, supporting daily life with understated ease.

Outside, the garden is a true extension of the cottage and one of its most treasured features. Secluded, peaceful, and bathed in sunshine throughout the day, it provides a wonderful setting for outdoor living and entertaining. Whether relaxing with a book, listening to birdsong from the surrounding trees, or watching children play safely on the lawn, the garden offers a sense of tranquillity that is increasingly rare. Views from both the house and garden stretch across open countryside, offering a constantly changing backdrop through the seasons and reinforcing the home's close connection to nature.

The cottage has been meticulously maintained, with recent upgrades including a new front door, ground-floor double-glazed windows, newly laid drives to the front and side, a carefully rebuilt stone boundary wall, and bespoke fitted wardrobes that add both practicality and refinement. Each improvement has been completed to a high standard, enhancing comfort while preserving the home's heritage appeal.

The surrounding area further elevates the lifestyle on offer. The village enjoys a strong sense of community, with welcoming neighbours and a relaxed, supportive atmosphere. An excellent range of walking routes, sports facilities, equestrian centres, and golf courses lie close by, while a highly rated primary school and access to both state and independent education make this an ideal setting for families. With Brackley just three miles away and Banbury, Oxford, and Milton Keynes all within easy reach, the location offers the perfect balance of countryside charm and everyday convenience.

For the owners, this home has been a place of connection, comfort, and countless happy memories — from winter evenings by the fire to long summer days in the garden. What they will miss most is the peaceful setting, the warmth of the cottage, and the sense of belonging it has given them — a home that has truly embraced family life and offered a wonderfully comforting way of living.*

* 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

From the sitting room, stairs lead to the first floor which has a cupboard that houses the water tank, stairs to the second floor and a window to the rear.

The largest bedroom on this level is the guest bedroom which has a window to the front and access to an en-suite shower room.

There is another double bedroom which has built in storage cupboards and a window to the front, and a good sized single bedroom which is used as a dressing room with a range of built in wardrobes and a window to the rear.

This could however be converted back to a good sized single bedroom.

Completing the first floor accommodation is the family bathroom which features a freestanding bath.

Second Floor:

To the second floor, there is a superb bedroom suite which is of an excellent size and has a walk in dressing room and a beautiful en-suite shower room.













Outside

Ivy House also benefits from a wonderful rear garden which is of a manageable size and has a shaped lawn, mature trees and shrubs in addition to a useful brick outbuilding.

There is also a good sized garage which has a work/utility area, a mezzanine storage area and a driveway which provides off-road parking for three cars.

A stunning home which must be seen to be appreciated.





LOCATION

Helmdon is a beautiful village situated around four miles North of Brackley 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. Also trains from Milton Keynes Central to London Euston in 33 mins.





Services, Utilities & Property Information

Tenure: Freehold
Council Tax Band: E
Local Authority: West Northamptonshire Council
EPC Band: Exempt Grade II Listed
Property Construction: Standard construction – stone and tile
Electricity Supply: Mains
Water Supply: Mains
Drainage & Sewerage: Mains
Heating: Oil fired central heating
Broadband: FTTH/FTTP Ultrafast broadband connection available. Superfast broadband is available with a download speed of 20mbps. 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 3 cars

Planning permission: Approval for replacement of first floor windows)

Rights and easements: A pedestrian right of way exists at the rear of the property in favour of a neighbouring property, with shared responsibility for upkeep.

Viewing Arrangements

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

Website

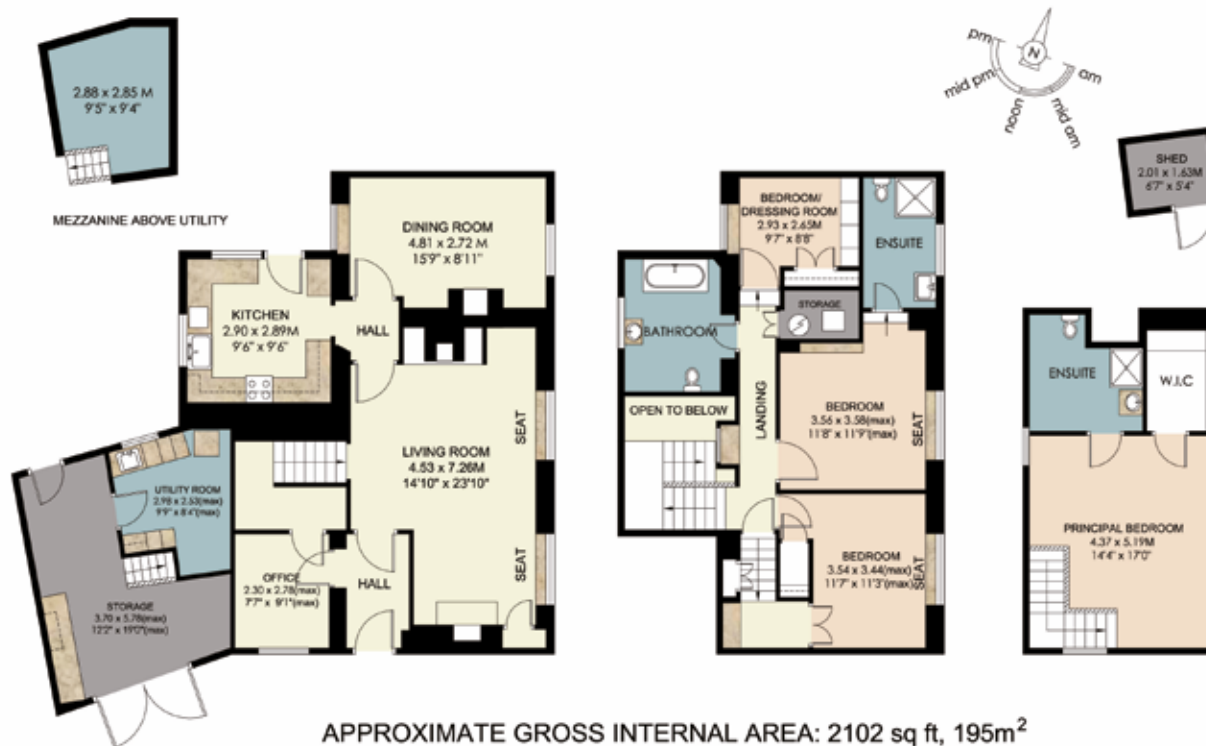
For more information visit F&C - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours

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

Offers over £600,000

IVY HOUSE, 10 STATION ROAD, HELMDON, BRACKLEY NN13 5QT



APPROXIMATE GROSS INTERNAL AREA: 2102 sq ft, 195m²

MAIN HOUSE : 2102 sq ft, 195m²

SHED : 22 sq ft, 2m²

MEZZANINE : 1001 sq ft, 93m²

TOTAL AREA: 3122 sq ft, 290m²

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





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.

We value the little things that make a home



TERRY ROBINSON PARTNER AGENT

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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



“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!”

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

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