



Tanglewood

South End | Preston Bissett | Buckingham | Buckinghamshire | MK18 4LR

 FINE & COUNTRY

TANGLEWOOD

*An exceptional contemporary village residence.
Tanglewood is a striking modern family home, designed
with architectural ambition and meticulous detail. Built
in 2005 in Preston Bissett, Buckinghamshire, it is beautifully
finished and maintained to an exceptional standard.*



Tanglewood

Ground Floor

The entrance hall announces Tanglewood with considerable aplomb. Soaring to double height beneath a pair of Velux skylights, it is a space that floods with natural light at almost every hour of the day. Underfoot, solid oak flooring sets the tone for the quality that follows, while a cloak area and staircase to the upper floor are neatly integrated without interrupting the sense of arrival.

The breakfast kitchen is a well-resolved and thoroughly practical space, centred on a Rangemaster range oven and offering ample preparation surfaces, double butlers sink, central island and an integrated dishwasher and a breakfast bar ideal for more informal dining. A rear-facing window draws the eye to the garden, whilst a pair of glazed double doors connects the kitchen directly to the garden room beyond. From the kitchen, a door opens to the utility room, which provides space for both a washing machine and dryer, a work sink, and rear access to the garden via a useful porch. The ground-floor cloakroom/WC is accessed from here.

For more formal occasions, the dining room is a gracious and well-proportioned space, comfortably accommodating a table for eight. Its front-facing window draws pleasant light throughout the day, making it as agreeable a setting for a working lunch as it is for an evening dinner party.

The sitting room is generous in scale and centred on a handsome oak-framed fireplace housing a wood-burning stove — a focal point of genuine warmth and character. Windows to the front elevation and glazed double doors to the rear garden room ensure the room feels connected to the outside world throughout the seasons.

The garden room itself is one of the property's particular pleasures: a sun-drenched space that perfectly bridges interior and exterior, extending the effective living area of the house into the rear garden. Completing the ground floor is a dedicated study, well-suited to those working from home, with its own front-aspect window providing a pleasantly private outlook.

A distinctive and quietly impressive feature of the layout is the way in which the ground floor rooms connect: the circular flow from kitchen to garden room to sitting room and back again is instinctive and elegant, lending the house an ease of everyday living that rewards closer inspection.















First Floor

The first-floor landing is notably generous, benefiting from both a rear-facing window and an additional Velux, and offering a gallery view down into the double-height hall below — a detail that gives the upper storey a sense of light and connection unusual in a house of this type.

The principal bedroom suite is an impressive room: well-proportioned, fitted with bespoke wardrobe cupboards and enjoying a rear aspect over the garden. Its en-suite shower room is immaculately finished and provides all that one would expect from an accommodation of this calibre.

The guest bedroom is served by its own en-suite bathroom — a fully appointed room with both a full-size bath and shower — together with fitted wardrobes and a front-facing window. It functions, in practice, as a second principal suite, and will be particularly appreciated by those who regularly host family or friends.

Two further double bedrooms — one overlooking the front, one the rear — are served by the family bathroom, which is equipped with both a bath and a separate shower enclosure.











Outside

The exterior of Tanglewood is nothing short of extraordinary for a village property of this scale, encompassing a considered sequence of outdoor spaces.

The Oak Barn Games Room

Perhaps the single most distinctive feature of Tanglewood is the magnificent oak barn conversion at the rear of the plot. Thoughtfully transformed into a full-scale games and entertaining room — with space for a pool table, a fully fitted bar and ample room for social gatherings of any size — this is a space that will define the lifestyle of its next owner. Beautifully constructed, wholly practical and entirely unique, it represents a significant premium over anything the surrounding market can offer.

Rear Garden

Designed from the outset for both visual impact and minimum maintenance, the rear garden unfolds as a series of well-defined zones, each with its own character and purpose. Closest to the house, a generous expanse of porcelain paving provides an elegant alfresco dining terrace, and there is also a water feature pond with waterfall. Moving outward, a composite decked sun terrace creates a distinct relaxation area, while a sunken seating area centred on a firepit offers something genuinely atmospheric — a place to gather after dark around a real flame.

As evening falls, the garden transforms entirely: carefully positioned external lighting illuminates the firepit area, the patio, the decking, the pond and the planting borders, creating an enchanting and unexpectedly sophisticated nocturnal landscape.

Screened discreetly behind the principal garden space is a practical and fully equipped garden work area, comprising a large double-doored workshop, an outdoor workbench and a garden shed. It is the kind of facility that speaks directly to those who take their property seriously.

Parking

The property benefits from generous off-road parking to the rear, comfortably accommodating four or more vehicles — an important practical consideration for a family home in a Buckinghamshire village.







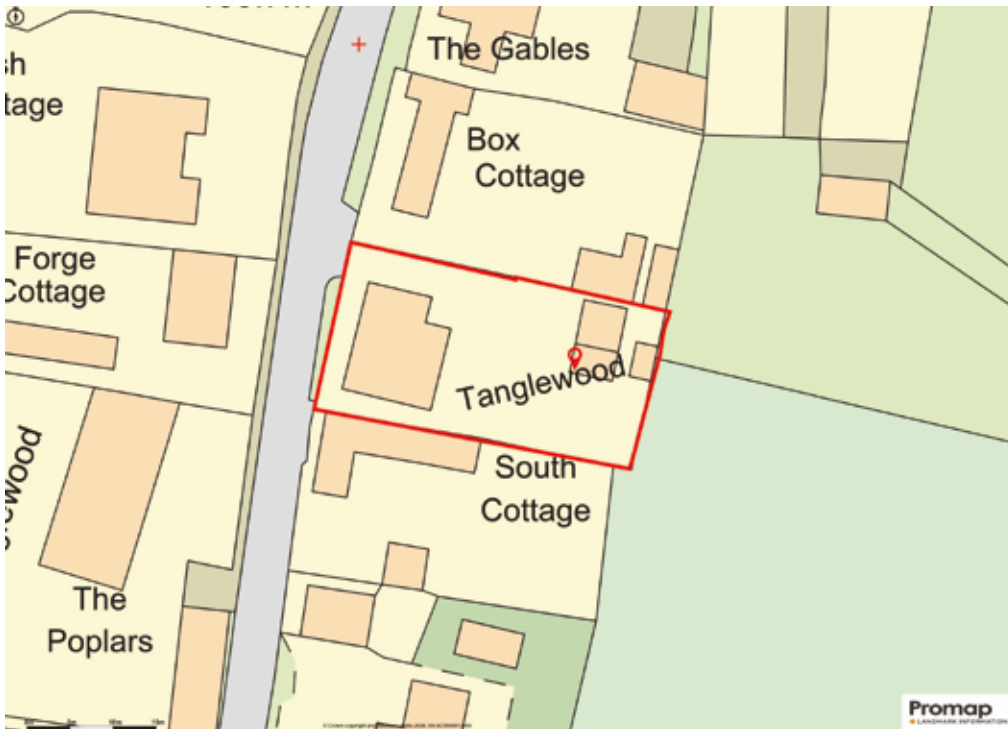


LOCATION

Preston Bissett is an idyllic and sought-after Buckinghamshire village of genuine charm, set within open countryside approximately four miles south-west of Buckingham and six miles north-east of Bicester. The village combines the peace and character of rural life with practical connectivity that belies its rural setting.

The M40 motorway is within easy reach, placing Birmingham, Oxford, Bicester Village and Central London all within straightforward driving distance. For rail commuters, the local train network provides a service to London Marylebone in under an hour – a compelling proposition for those wishing to divide their time between the capital and the Buckinghamshire countryside.





Services, Utilities & Property Information

Tenure: Freehold
Council Tax Band: F
Local Authority: Buckinghamshire Council
EPC Rating: C
Property Construction: Timber Framed - brick and tile
Electricity Supply: Mains
Water Supply: Mains
Drainage & Sewerage: Mains
Heating: Oil fired central heating
Broadband: FTTH/FTTP Ultrafast fibre broadband is available; download speeds up to 1,000 Mbps. Satellite dish and internal loft TV aerial installed. 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 4+ cars with EV charging point

Special Note

The property is located within a conservation area. Please contact the Agent for further information.

Viewing Arrangements

Strictly via the Vendors sole agents Fine & Country on 07736 937 633

Website

For more information visit www.fineandcountry.co.uk/banbury-buckingham-and-brackley-estate-agents

Opening Hours

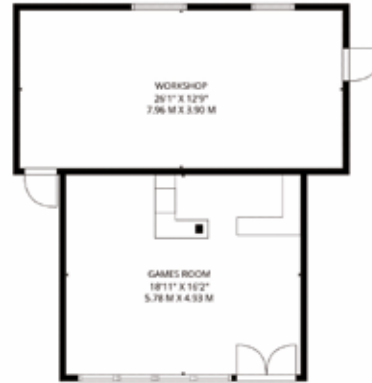
Monday to Friday - 9.00 am - 5.30 pm
Saturday - 9.00 am - 4.30 pm
Sunday - By appointment only



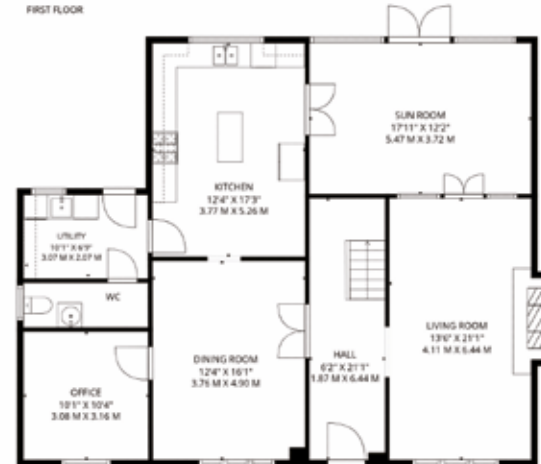
OIEO £900,000



FIRST FLOOR



GARDEN BUILDINGS



GROUND FLOOR

GROSS INTERNAL AREA (inc workshop): 2882 sq ft, 268 m2
OPEN TO BELOW: 33 sq ft, 3 m2

OVERALL TOTALS: 2915 sq ft, 271 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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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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