

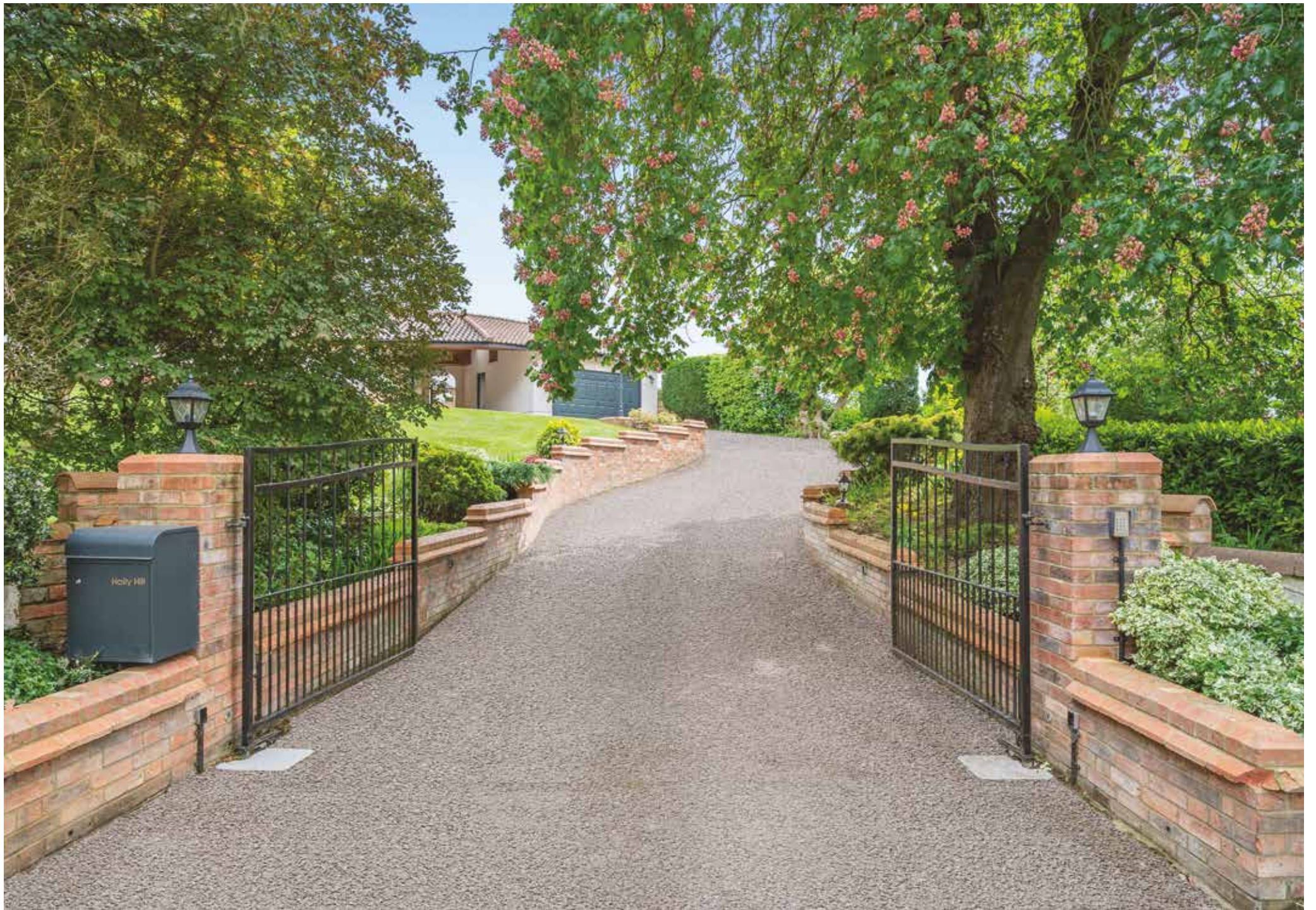


Holly Hill
Lower Way | Padbury | Buckinghamshire | MK18 2AX

 FINE & COUNTRY

HOLLY HILL

The strong connection between the house and gardens has always been central to the way the owners have lived here. The outdoor spaces provide both beauty and versatility, offering a peaceful backdrop for everyday life as well as an ideal setting for entertaining.



Ground Floor

A timber front door leads to a spacious fully tiled entrance hall. A turned staircase rises to the galleried landing and two first floor bedrooms. Coat cupboard, understairs storage, cloakroom, double doors to the main living room. This spacious and bright room has underfloor heating and a Stovax cassette wood-burning stove within a Marble fireplace and hearth. There are 3 side windows and bi-fold rear doors opening fully to the private south-east facing terrace. The capacious dining room has often hosted 20 guests with room to spare, fitted dressers include cupboards, drawers and integrated fridge, tiled floor with underfloor heating, 2 side windows, full width bi-fold doors opening on to the rear terrace.

The kitchen was designed and recently fitted by Bakehouse Kitchens in 2024 and offers an extensive range of bespoke shaker style white fronted cabinets. The large Quartz top island has an inset induction hob with built in extractor, there is room for 4 barstools, the units below are grey painted and include pan drawers, cupboards and integrated fridge. There is a handsome 4-oven gas-fired Aga, integrated appliances include Liebherr fridge and freezer, Neff microwave and single fan-assisted oven, 2 dishwashers, coffee station with hot tap. Fully tiled floor with underfloor heating, down lighters, rear door, great views over the garden from the two front windows. The utility room has a tall cupboard housing the washing machine, tumble dryer and whole house water softener unit, Quartz work surfaces, further white fronted base and eye-level units. AEG integrated fridge/freezer, sink unit, front window. The craft room is fitted wardrobes and cupboards (as it was a single bedroom within the former annexe area). There is a front window and an en-suite shower room. The sitting/playroom has floor to ceiling storage cupboards, a rear window and double French doors. There is a solid door to the carport and a high-level hinged door giving access to an insulated loft area housing two water expansion tanks, the large pressurised hot water cylinder and the Glow-worm boiler.

The office is quietly tucked away with bespoke stationary cupboards, book shelving, parquet flooring, spotlights and a sun tunnel. The principal ground floor bedroom forms part of a suite, offering privacy or could provide ideal guest accommodation. The spacious bedroom has a roof window and a further window overlooking the frontage. There is a full en-suite bathroom with a jacuzzi bath and a separate Grohe shower unit. The adjacent morning room is a cosy room with a wood-burning stove, a roof window and rear facing bi-fold doors making it an ideal setting for morning coffee and the newspaper before tackling the day! The 2nd double bedroom is a very private room with a side bay window and an en-suite shower room. The 3rd ground floor double bedroom has a fitted wardrobe, and an en-suite shower room.





Seller Insight

“ Having been enjoyed by the owners for almost two decades, this beautifully positioned home offers an exceptional balance of elegance, comfort and practicality, perfectly suited to modern family living. Set back from the road in an elevated position, the property immediately impresses with its attractive style, peaceful setting and far-reaching countryside views. From the moment the owners first discovered the house, it was the combination of its positioning and architectural character that made it feel truly special.

At the heart of the home is a wonderfully sociable kitchen and living space, thoughtfully designed to bring family and friends together with ease. Recently refitted in a timeless shaker style and centred around a traditional Aga, the kitchen has become the natural focal point of daily life — equally suited to relaxed family breakfasts or entertaining. The layout flows effortlessly throughout, with generous reception rooms creating a welcoming sense of openness while still offering quieter areas for relaxation. The owners particularly love the charming morning room, which changes beautifully with the seasons: cosy and intimate in winter with the warmth of the wood burner, yet bright and sun-filled during summer months.

Natural light is a defining feature throughout the house. The principal reception rooms overlook the south-facing rear gardens, allowing sunlight to pour into the interiors from morning through to evening, enhancing the generous proportions and creating a bright atmosphere year-round.

The balcony is another standout feature — a favourite spot to sit quietly while taking in the panoramic countryside views, spectacular sunrises and memorable sunsets.

Countless family gatherings, barbecues and relaxed summer evenings have been enjoyed here, with mature trees, birdsong and privacy creating a wonderfully tranquil atmosphere. For children, the gardens have offered space to play and explore freely, while adults have appreciated the calm retreat from everyday life.

Over the years, subtle extensions and thoughtful improvements have enhanced both the style and functionality of the home, resulting in interiors that feel exceptionally well cared for throughout. The property has supported every aspect of busy family life with ease, from day-to-day practicality to entertaining, while always remaining a peaceful sanctuary at the end of the day.

The surrounding area offers an equally appealing lifestyle, with a genuine sense of community and excellent access to countryside walks and cycling routes. Families are particularly well served by an outstanding selection of nearby schools, including Padbury C of E Primary, The Royal Latin School, Akeley Wood and Stowe, while excellent transport links via Milton Keynes make commuting to London highly convenient. Above all, this is a home that offers an exceptional quality of life — combining space, light, privacy and warmth in a setting designed for memorable entertaining and peaceful everyday 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

The galleried first floor landing overlooks the entrance hall with a dormer window allowing natural light to flood in. Two steps lead to the half-landing with doors and three further steps splitting off right and left to the bedroom suites. Bedroom four is a charming room with a high vaulted ceiling and exposed beams. Two sets of double wardrobes, further wardrobes and under-eaves access and storage in a lower level. Three windows allow fine views over the village to the front and over adjacent countryside behind. A double-glazed door gives access to the extensive decked balcony, further double doors open to the en-suite shower room with a rear window. The fifth double bedroom also has two sets of double wardrobes and a high-level storage cupboard. Vaulted ceiling, exposed ceiling beam, 3 windows giving similar views. There is also an en-suite shower room with a side window.







OUTSIDE

Front Garden

Two wrought-iron electronic gates allow access to the tarmac driveway that sweeps gently up to the frontage. There are low-level capped brick retaining walls on either side with garden lights and a Victorian style lamppost. Well-stocked flower beds provide a range of annuals and colour with evergreen shrubs and bushes around the extensive lawn area. There is a large horse chestnut tree, a tall weeping willow tree, three flowering cherry trees and a small orchard area with apple trees. The frontage is screened by some brick walling, red robins and mostly laurel bushes to provide a high degree of privacy from the single-track lane.

Double Garage, Carport & Parking

The double garage has front and rear automatic doors allowing vehicular access through the garage. There is light and power connected, fitted shelving and a separate consumer unit, rear window. The linked carport has a high tongue and groove wooden ceiling with inset lighting and a Velux window. There is a high door giving access to a useful storage area above the garage.

Rear Garden

Behind the garage is a level block paved area with cold-water tap, garden lights, so ideal for car or bike maintenance or cleaning. There is a covered oak framed pergola with a pitched timber roof, partial oak wall cladding with a climbing honeysuckle. There are light, power and separate fuses, ideal for when it rains when the family are round for a party in the summer, ample room for a large barbeque. This connects to the extensive rear terrace that runs behind and around the house to the morning room. There is PIR security lighting and 3 ornate brick piers supporting the balcony. The terrace is retained by brick walls with 3 curved wide steps that take you up to the lawned garden. The immaculate gardens are a real feature of the property and have been designed to reduce the maintenance to a minimum. There is a 12m by 8.5m productive kitchen garden with a potting shed and greenhouse, enclosed by trellis fencing. There is gated access to the adjacent open countryside for those wanting to walk lunch off. There is an impressive flowering cherry tree, holly tree, eucalyptus and a screen of tall conifer trees to provide privacy to this colourful and peaceful garden. There are well-stocked flower borders with annuals, red robins and many evergreen shrubs and bushes. The main section of garden is 35m wide by 24m deep, the total plot extends to 0.67 of an acre. The rear garden is south-east facing with a good degree of privacy.









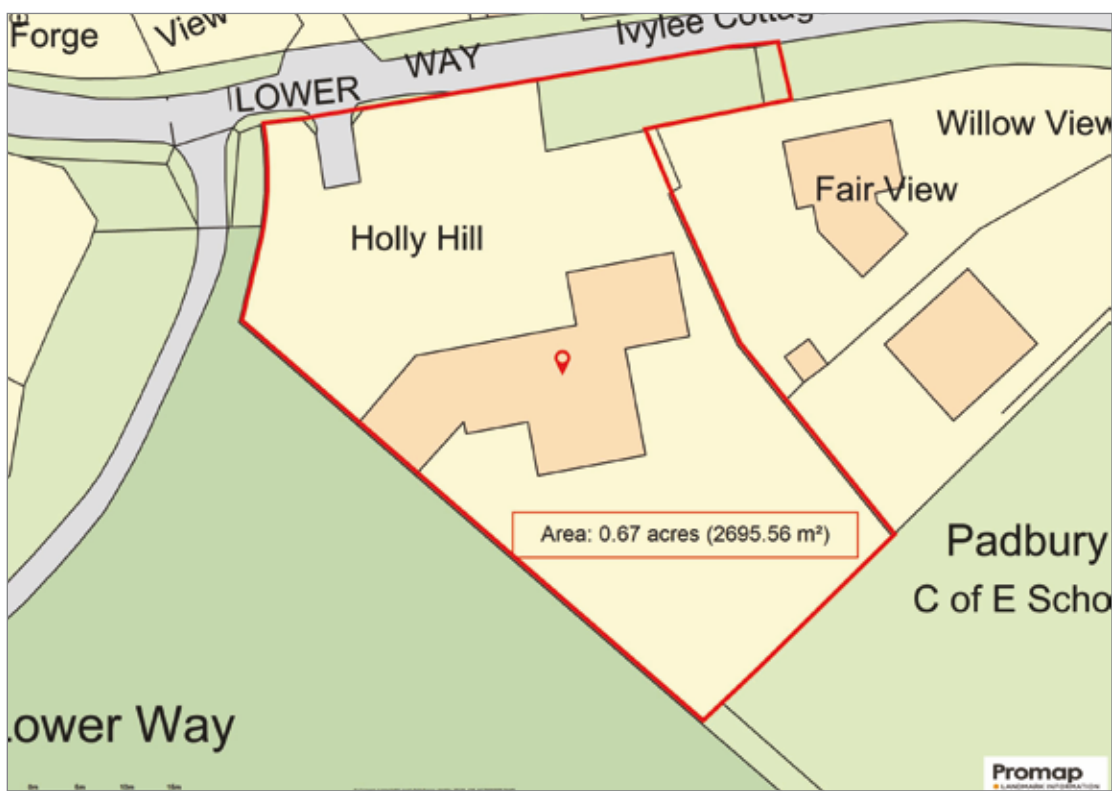




LOCATION

The attractive village of Padbury lies just off the A413, amenities include the 15th century St Mary the Virgin Church, The Blackbird and The New Inn public houses, a renowned butcher (Padbury Meats), a playing field and a Church of England primary school which is rated good by Ofsted. It is in the catchment area for the highly sought after Royal Latin Grammar School in Buckingham. Independent schools in the area include Akeley Wood and the world-renowned Stowe School. The nearby university town of Buckingham is less than 3 miles away and has a range of shopping and leisure facilities, a library, and GP and dental surgeries. Milton Keynes is less than a 25-minute drive away offering one of the largest covered shopping centres in Europe, a theatre, cinemas and a wide range of other sporting and leisure facilities. Bicester Village designer outlet shopping venue is just 12 miles away. For commuting Milton Keynes connects to Euston taking 32 minutes. The new East West rail station is also just 3 miles away in Winslow that should be operational in 2026 providing train links to Oxford, Bedford and eventually London linking the two university cities of Oxford and Cambridge.





Local Authority

Buckinghamshire Council.

Telephone: (0300) 131 6000.

Council Tax Bands: G (house) & A (former annexe)

Current Payable: £4,185.33p PA (1st April 2026 - 31st March 2027).

Services

Mains electricity, water, private drainage system, part oil-fired radiator central heating, some electric warm air venting, BT.

Broadband Speeds & Mobile Phone Coverage

There is 5G mobile phone coverage provided by O2, EE, Lycamobile, Vodaphone, Voxi, Asda, Talkmobile most others major providers. Ultrafast broadband is available in the post code area delivering 1,000Mbps both download and upload speeds. We strongly recommend that any interested parties check with their own specific providers as these figures are correct at the time of these details being produced and printed.

Tenure

Freehold.

Viewing Arrangements

Strictly through the vendors sole agent please, Chris Mobbs at Fine & Country on (07761) 439927.

Directions

Approaching from Brackley on the A422 and from Buckingham on the main A413. After just under 3 miles you will arrive in the village of Padbury. Take the second sharp turn on your right-hand side down Lower Way, then branch left just before School House. Holly Hill is then easily recognised on your right-hand side with a Fine & Country board outside. For Sat Nav use MK18 2AX.

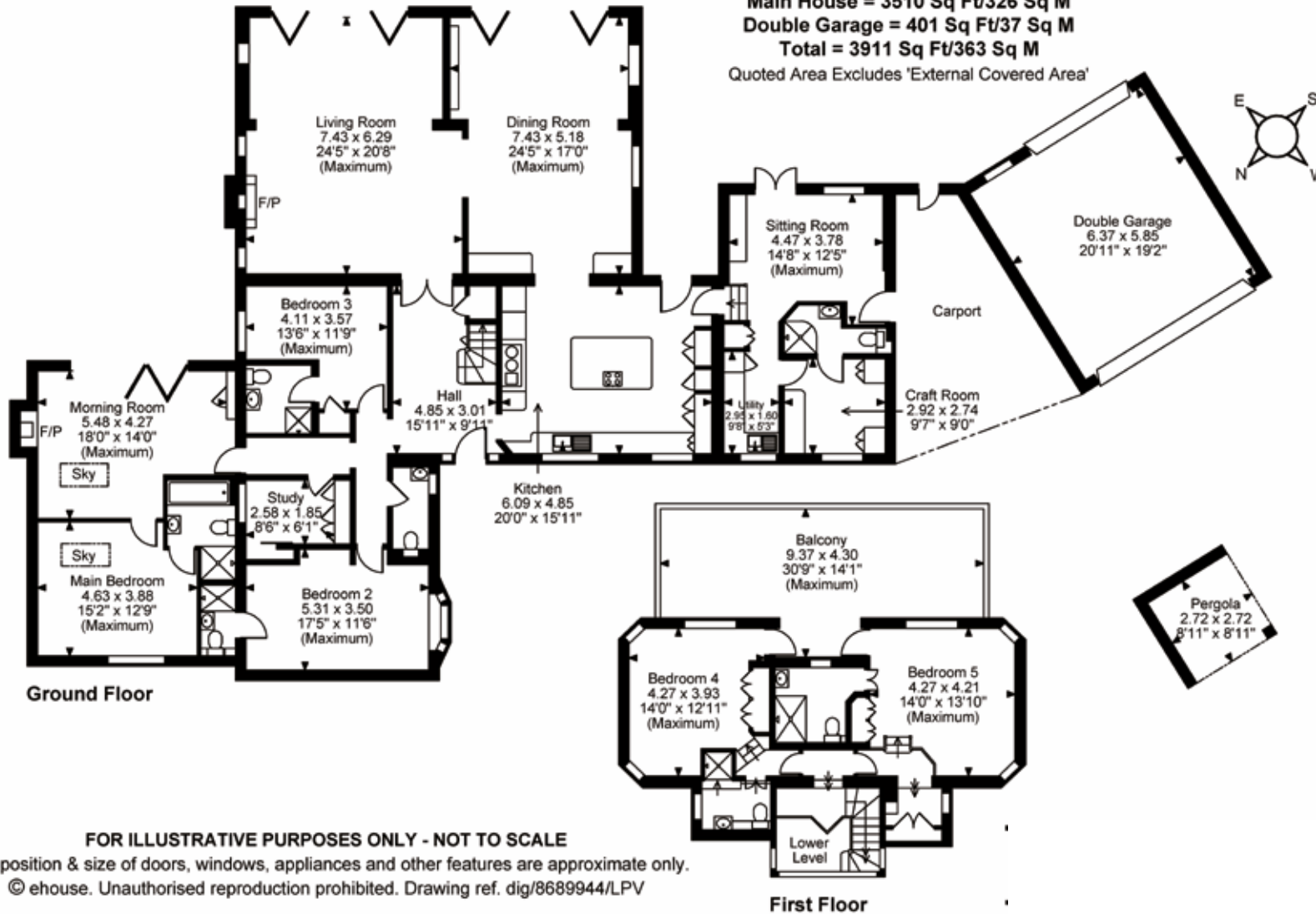
Opening Hours

Monday to Friday	9am–6pm
Saturday	9am–6pm
Sunday	By appointment only

Guide price £1,750,000

Holly Hill, Lower Way, Padbury, Buckingham
Approximate Gross Internal Area
Main House = 3510 Sq Ft/326 Sq M
Double Garage = 401 Sq Ft/37 Sq M
Total = 3911 Sq Ft/363 Sq M

Quoted Area Excludes 'External Covered Area'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8689944/LPV



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



CHRISTOPHER E MOBBS FNAEA CPEA PARTNER AGENT

Fine & Country Banbury
40 years experience | 07761 439927 | DD: (01295) 239665
email: chris.mobbs@fineandcountry.com

Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003. He is a long standing and active fellow of the National Association of Estate Agents and joined the industry in May 1986. Chris is a consummate professional accepting only the highest standards of marketing, integrity and customer care. He also holds the CPEA qualification gained in 1993 after 2 years studying property law, sales & marketing and building construction. Chris has lived in Hanwell for over 36 years with Lizzy (his wife of 40 years), so is without doubt a local property expert!

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."

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel: +44 (01295) 239665
chris.mobbs@fineandcountry.com
Guardian House 7 North Bar Street, Banbury, OX16 0TB

