



Dove House
Warkworth | Banbury | Oxfordshire | OX17 2AG

FINE & COUNTRY

DOVE HOUSE

An incredible opportunity to acquire a six bedroom farmhouse located on the former Warkworth Castle Estate. The house was built c.1690 and offers three reception rooms and an indoor swimming pool. The property also benefits from a range of facilities to include stables, menage, paddocks, annexe potential, workshops, garaging and a beautiful lake. All in around seven acres.



Ground Floor

Upon entering, the large reception hall has wood flooring, exposed beams, feature stone walls and a door to the rear.

The breakfast kitchen/family room has tiled floor, ample work space, an Aga, integrated oven and fridge, direct access to the family area which has a wood burning stove, windows to three elevations and a door to the rear elevation.

The utility room has space for appliances, access to the cloakroom/WC and to the swimming pool.

The superb dining room has tiled flooring, vaulted ceiling, space for a table to seat around sixteen guests and windows which provide beautiful views over the gardens.

An excellent feature of the home is the indoor swimming pool room which has a lovely pool, plant room, six feature arched windows and Bi-fold doors which provide more stunning views. The sitting room is of a good size, wood flooring, a wood burning stove and windows to the front and rear.

















First Floor

To the first floor, the landing has a feature brick and beamed wall, stairs to the second floor, a window to the side and two windows to the rear.

The feature bedroom is of an excellent size and has two windows to the front which provide beautiful countryside views, two windows to the rear and access to a stunning en-suite shower room.

The guest bedroom has windows to two elevations and a door to another lovely en-suite.

There is another bedroom on this level, which is a good sized single, ideal for a study which has views over the paddocks, whilst completing this level is the family bathroom with a bath and separate walk-in double shower.





Second Floor

To the second floor, there are three further bedrooms which provide further flexible living yet could be converted to make a superb teenage suite





Outside

Dove House benefits from a range of facilities to include paddocks, stables and a menage.

There are two part converted garages in addition to a further building which provides large workshop and office space but could also offer excellent annexe potential.

There is a beautiful lake, well-kept lawns, mature trees, a feature pond and parking to the front for around six cars.

All in around seven acres, this is a wonderful opportunity for anybody looking for country living.







LOCATION

Warkworth is situated around a mile South-East of Junction 11 of 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.





Services, Utilities & Property Information

Utilities: Mains water, private sewerage, oil fired central heating, electricity supply.

Mobile Phone Coverage: 5G mobile signal is available in the area but we advise you to check with your provider.

Broadband Availability: Ultrafast broadband is available with a download speed of 1,800mbps.

Tenure: Freehold

Rights and easements right of way over drive to church - this is fenced at the side of the paddock attached to the Swallow Barn listing NOT Dove house. Although the access to the church is owned by Swallow Barn it is fully fenced off, so nothing shared.

Local Authority: West Northamptonshire
Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 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 £1,400,000

DOVE HOUSE, WARKWORTH, OX17 2AG



GROSS INTERNAL AREA
 GROUND FLOOR: 2125 sq ft, 197m²
 FIRST FLOOR: 1131 sq ft, 105m²
 SECOND FLOOR: 731 sq ft, 68m²
 OUTBUILDINGS & STABLE : 3209 sq ft, 298m²
 TOTAL AREA: 7190 sq ft, 668m²

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		71 C
55-68	D		
39-54	E	47 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 27.06.2025







TERRY ROBINSON
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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and 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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