



Spenttwel
Hollow Road | Lower Tadmarton | OX15 5S

 FINE & COUNTRY

SPENTTWEL

A deceptively spacious family home with bedrooms on the ground and first floor.

The property comprises entrance hall, cloakroom/WC, open plan dining kitchen, utility room, superb sitting room, four bedrooms, two on the ground floor, two to the first floor, three en-suites and family bathroom.

Also benefiting from a tandem car port, garage, outdoor home office and very large south-facing garden, this home must be viewed to be appreciated.



Ground Floor

The property is entered via a porch which leads to the hallway where stairs rise to the first floor and access is provided to the cloakroom/WC

The open plan dining kitchen has ample work space, induction hob, two ovens, space for American fridge/freezer, integrated fridge freezer and dishwasher, space for a table to seat six to eight guests and a window to the front.

The utility room has space for appliances, a door to the side and window to the rear, overlooking the garden.

The superb sitting room has a wood burning stove, a window to the rear and French doors to the side.

There are two double bedrooms to the ground floor, one having built in wardrobes, a window to the rear and access to an en-suite shower room, whilst the other has a window to the front and also benefits from an en-suite shower room.









Seller Insight

“Set back from the road in a peaceful, private position with a generous frontage and extended driveway, this beautifully designed home has been cherished by the owners for more than a decade, offering an exceptional blend of space, flexibility, and natural tranquillity. From the moment you arrive, there is an immediate sense of light and openness — a quality that continues throughout the interior, where bright, cheerful rooms and a thoughtfully flowing layout create a home that feels both welcoming and effortlessly liveable. At its heart lies a superb kitchen-dining space, designed for both everyday life and entertaining, complemented by a spacious utility room and a living room that enjoys delightful views over the south-facing garden. The result is a home that adapts seamlessly to changing needs, equally suited to lively gatherings or quiet retreat.

One of the most distinctive advantages of the property is its intelligent layout, particularly the rare inclusion of two en-suite bedrooms on the ground floor, allowing guests or family members to enjoy privacy while maintaining a completely separate upstairs sanctuary for the owners. Throughout, high-quality finishes — including hardwood floors, bespoke shelving, and carefully considered built-in storage — bring warmth, craftsmanship, and a refined sense of comfort. Natural light pours into every room, enhancing the uplifting atmosphere and reinforcing the homes reputation among visitors as a place that simply “feels happy” from the moment they step inside.

Outside, the garden is nothing short of exceptional — a private, south-facing haven that evolves beautifully with the seasons. Designed for both relaxation and productivity, it features a greenhouse, raised beds, and a thriving orchard with apple, plum, cherry, and fig trees alongside fruit bushes. Sunny terraces and secluded decks provide inviting spaces throughout the day, from morning coffee beside the studio to evening drinks overlooking the orchard. The garden studio itself is a standout addition, offering a versatile space for work, creativity, or peaceful retreat. Wildlife is abundant and enchanting, with regular visits from muntjac deer, pheasants, ducks, and woodpeckers, creating a genuine sense of connection to nature.

The home's location perfectly balances countryside serenity with outstanding connectivity. Surrounded by beautiful walking routes and scenic cycling lanes, it sits close to historic landmarks such as Broughton Castle while remaining within easy reach of the amenities of Banbury and fast rail links to London. The wider area offers access to renowned leisure destinations including Soho Farmhouse, as well as charming villages, excellent schools, and major transport routes.

Above all, this is a home that supports an enviable lifestyle — one defined by space, light, and flexibility, where entertaining is effortless, daily routines are simplified, and moments of quiet reflection are always within reach. Whether hosting friends, enjoying mindful time in the garden, or simply unwinding in the calm of the countryside, the property offers a rare and enduring sense of balance that the owners will miss deeply as they move on to their next chapter.

* 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

To the first floor, the landing has Velux windows to the front and rear and a cupboard housing two water tanks.

The feature bedroom has two windows to the front, useful storage cupboards, built in wardrobes and access to a lovely en-suite shower room with a window to the rear which enjoys outstanding views over the garden.

The guest bedroom is currently used as an office and has built in wardrobes and windows to the front and rear elevations, whilst completing the first floor accommodation is the family bathroom.









Outside

The property benefits from a beautiful and very large rear garden which is mainly laid to lawn with mature trees, greenhouse, timber shed, raised flower beds, superb sun terrace and an outdoor home office with power.

There is also a lovely side garden with space to park a caravan where the oil tank can be found.

Also benefiting from a garage, tandem carport and parking for four+ cars, this home offers excellent flexibility and must be viewed to be appreciated.





LOCATION

Lower Tadmarton is situated around four miles South-West of Banbury 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. The property is ideally positioned to access an excellent selection of both state and independent schooling. Banbury and Bloxham provide well-regarded secondary options including The Warriner School and North Oxfordshire Academy. For independent education, highly respected choices such as Sibford School, Kingham Hill School, and St John's Priory School offer outstanding day and boarding provision, with further renowned Oxford schools within comfortable reach. The area presents a superb breadth of educational opportunity for families at every stage.





Services, Utilities & Property Information

Tenure: Freehold
 Council Tax Band: E
 Local Authority: Cherwell District Council
 EPC Rating: D
 Property Construction: Standard - brick and tile
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage & Sewerage: Mains
 Heating: Oil fired central heating
 Broadband: FTTH/FTTP Ultrafast broadband is available with a download speed of 950mbps. 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 four cars
 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 937633

Website

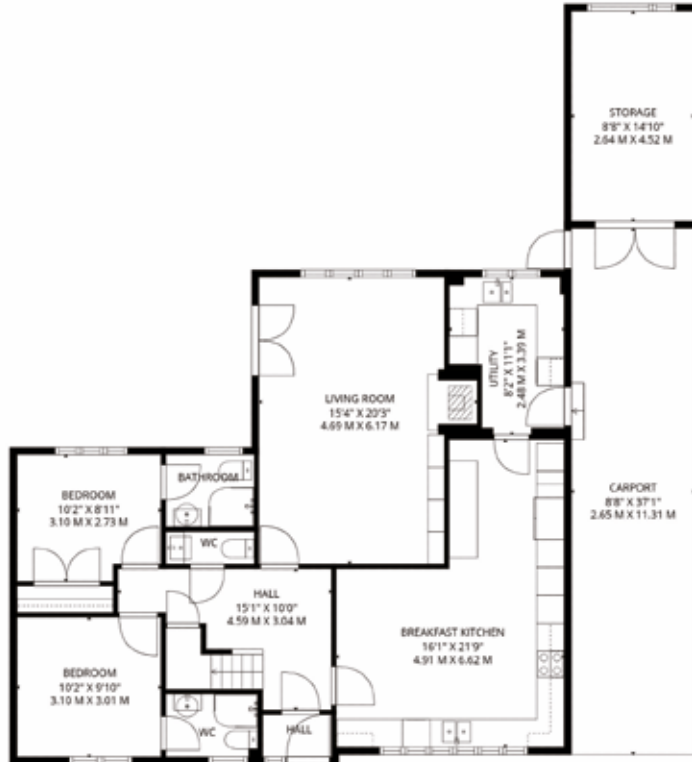
For more information visit <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours

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



Offers over £700,000



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

LOW CEILINGS: 62 sq ft, 4 m2
 STORAGE & CARPORT: 452 sq ft, 42 m2

OVERALL TOTALS: 2254 sq ft, 207 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





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!”

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