



An impressive four-bedroom stone-built village home, extensively refurbished to a high standard and offering beautifully presented, light-filled accommodation, a newly constructed oak-framed garden room, a generous private garden, double garage and a newly finished resin driveway.

The Retreat is a particularly attractive detached home which has been thoughtfully and comprehensively refurbished to create an exceptional family residence in the heart of Farthinghoe.

Handsome stone elevations, newly fitted traditional-style windows and a characterful oak entrance porch create an immediate sense of quality. The interior has been finished with equal care, combining generous proportions and excellent natural light with a restrained decorative scheme, traditional column radiators and carefully selected contemporary fittings.

The newly laid driveway provides an impressive approach to the house, with extensive parking and access to the attached double garage.

The front door opens into a welcoming central reception hall, from which the principal ground-floor rooms are accessed. To one side is a comfortable snug, ideal as a more intimate sitting room, television room or study, while the principal sitting room extends to over 23 feet in length. This wonderfully proportioned reception room is arranged around an exposed brick fireplace with a substantial timber lintel and wood-burning stove, creating a natural focal point without compromising the room's excellent sense of space.

At the heart of the house is the beautifully appointed bespoke solid-wood kitchen and dining room. Extending to approximately 22 feet, it provides generous space for family dining and entertaining. The kitchen is fitted with an extensive range of cabinetry, contrasting work surfaces, a central island and a traditional range-style cooker. Multiple windows bring an abundance of light into the room and provide attractive views towards the garden.

The dining area opens into the newly created oak-framed garden room, which is a particularly impressive addition to the house. Generous glazing and doors leading directly outside allow the room to take full advantage of the private garden, flooding the interior with natural light and creating a seamless connection between the house and its surroundings. It provides a wonderful space in which to sit, dine or entertain throughout the year.

A substantial utility room offers excellent additional storage and practical working space, together with access to the garden and the double garage. A ground-floor cloakroom completes the accommodation on this level.

The first-floor landing leads to four genuinely well-proportioned bedrooms. The two largest bedrooms are positioned across the rear of the house, the largest benefiting from the en-suite, with two further comfortable bedrooms to the front.

A stylish family bathroom includes a freestanding roll-top bath and separate shower.

Gardens and Grounds

The Retreat occupies a generous plot, with the gardens having been comprehensively improved alongside the house and driveway.

The rear garden, which can be accessed from both sides of the property, is notably

private and provides an established setting for the property. A broad lawn is complemented by mature trees, well-stocked planted borders, climbing plants and attractive stone walls, creating colour, texture and interest throughout the seasons.

A generous terrace immediately adjoining the house provides an excellent setting for outdoor dining and entertaining, with further seating areas positioned around the garden. The oak-framed garden room overlooks the grounds, allowing the garden to become a natural extension of the living accommodation.

To the front, the newly completed driveway offers extensive private parking and access to the attached double garage, which also incorporates useful storage.

Location

Farthinghoe is an attractive South Northamptonshire village surrounded by gently undulating countryside and positioned between the thriving market towns of Banbury and Brackley. The village has a well-regarded primary school, The Fox public house, Limes Farm shop, a village hall and the historic Church of St Michael and All Angels.

The surrounding countryside offers a choice of local footpaths and rural walks, while nearby Farthinghoe Nature Reserve provides further opportunities to enjoy the area's wildlife and landscape.

Brackley offers a comprehensive range of shops, supermarkets, cafés, restaurants, leisure facilities and everyday services. Banbury provides a still broader selection of amenities, including the Castle Quay shopping centre, supermarkets, theatres, sports facilities and a mainline railway station. Bicester, Towcester, Buckingham and Oxford are also accessible.

Connectivity

Farthinghoe is well positioned for regional and national travel. The A422 provides direct road access towards Banbury and Brackley, with the M40 available at Junctions 10 and 11 for travel towards Oxford, London and Birmingham.

Kings Sutton railway station is approximately 3.2 miles away, while Banbury station is approximately 4.5 miles away. Rail services provide connections to London, Oxford, Birmingham and the wider national network.

With a regular bus service to Banbury, Brackley and Bicester making everywhere easily accessible.

Schools

Farthinghoe Primary School is situated within the village and provides education for children aged four to eleven. Nearby state secondary options include Chenderit School in Middleton Cheney and Magdalen College School in Brackley. School

catchments and availability should always be confirmed directly with the relevant local authority.

The area is also particularly well served by independent schools. Winchester House School in Brackley and Beachborough School near Westbury provide preparatory education, while senior options include Bloxham School and Tudor Hall near Banbury.

Identification and Anti-Money Laundering Checks

In accordance with UK anti-money laundering regulations, all purchasers whose offer is accepted will be required to complete identification and anti-money laundering checks.

A charge of £35 per person, inclusive of VAT, is payable to cover the cost and administration of these checks. This applies to every individual connected with the purchase and may include anyone providing gifted funds or purchasing through a company, trust or other organisation.

Where appropriate, purchasers may also be asked to provide evidence of their source of funds and proof of their ability to proceed. Additional information may be required where a transaction presents an increased compliance risk.

Payment and satisfactory completion of the required checks must be received before we can issue the memorandum of sale to the appointed solicitors. These checks are separate from any identification, anti-money laundering or source-of-funds checks undertaken by your solicitor, mortgage lender or financial adviser.





Property Comprises:

Ground Floor - Entrance Hall, Sitting Room, Snug, Kitchen/Dining Room, Oak-Framed Garden Room.
Utility Room, Cloakroom.

First Floor - Four Bedrooms, En-suite to Principal Bedroom,
Family Bathroom.

Attached Double Garage, Extensive Private Driveway, Gated
Side Access.
Generous Rear Garden, Garden Toilet, Store Room, Potting Shed,
Patio and Timber Framed Outdoor Entertaining Area.

Services:

Mains Water

Mains Drainage

Gas Central Heating

Local Authority - West Northamptonshire

Council Tax Band - G

EPC Rating - D





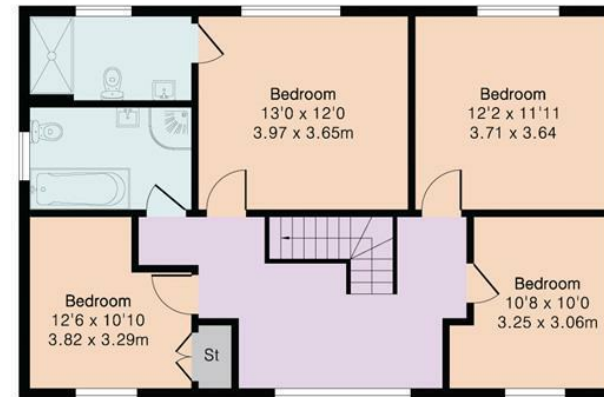
**Approximate Gross Internal Area 2319 sq ft - 215 sq m
(Including Garage)**

Ground Floor Area 1485 sq ft – 138 sq m

First Floor Area 834 sq ft – 77 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	55	76

