



Orchard House  
Padbury | Buckingham | Buckinghamshire | MK18 2AU

# ORCHARD HOUSE

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*An outstanding largely extended Edwardian house on the outskirts of this very popular village nestled in a 0.76 acre total plot.*



## Ground Floor

This elegant period house has a tiled storm porch with double doors opening to the entrance hall. This bright and welcoming hallway has stairs down to the cellar and the two upper floors. Plaster cornices, dado rail, ceiling rose, RCD consumer unit. Porthole front window, smart shower room. The basement has a professionally tanked cellar with 2m headroom and a glazed window. Fuse board, light, power, extractor fan, radiator making it useable as either an office or gymnasium, or just good wine storage. The 3rd guest bedroom suite comprises of a bright double bedroom with a full height wooden fire surround and an inset Clearview wood burner. Book shelving, plaster coving, porthole side window, 5-facet front bay window. Discreet wardrobe, en-suite shower room with walk-in shower enclosure and washstand.

The largely extended open plan ground floor has been meticulously planned to allow natural light to flood through the house which flows seamlessly from room to room, untypical of many period houses. The stunning living room has a fireplace with a Stovax wood burning stove, coffered decorative ceiling, wall light points, side windows, wide opening through to the dining area.

This impressive bright space could accommodate even the largest of families and a table to suit! There are three hexagonal roof lanterns allowing light to flood over the tiled floor, high skirtings, decorative coving, fitted drinks bar with cupboards, fridge/freezer and a sink. There are four tall rear windows and bi-fold doors that open fully to the terrace and rear garden. The quality inframe kitchen has a good range of cream fronted soft closing cabinets that include pan drawers, refuse bin, two integrated dishwashers, tall fridge/freezer, fan-assisted oven, plate warmer and microwave. Coffee station, white granite work surfaces, Villeroy Boch enamel inset sink with a Quooker hot tap. Cream 5-oven gas-fired Aga, tall and eye-level cupboards. A wide opening and step takes you to the versatile snug/family room. This area could be used as a working space or a play room depending on needs. It has a high vaulted ceiling with decorative beams, tiled floor, roof lantern, side windows, circular front window and rear bi-fold doors opening to the garden. The utility room has an integrated fridge/freezer, tall broom cupboard, coat cupboard with seat and doors, enamel sink. Cream base unit, water softener, eye-level cupboards, tiled floor, downlighters, double-glazed door.









# SELLER INSIGHT

“ Having been cherished by the owners for the past eleven years, this remarkable Edwardian home has provided an exceptional setting in which to raise a family and create countless happy memories. From the moment they first discovered the property, it was the exquisite character and architectural detailing that captured their imagination. Set back from the road and enjoying a peaceful position within the sought-after village of Padbury, the house combines timeless period elegance with all the comforts required for modern family living.

One of the qualities the owners have most appreciated is the rare balance between open-plan living and the enduring charm of a classic Edwardian home. High ceilings adorned with beautiful original detailing, tall, elegant windows and a neutral interior enhanced by designer lighting create an atmosphere that is both refined and welcoming. The two principal front bedrooms are particularly impressive, with their large bay windows flooding the rooms with natural light and providing delightful spaces to enjoy throughout the day.

Thoughtfully configured, the accommodation is exceptionally versatile. With six bedrooms, each benefiting from its own ensuite, the house effortlessly accommodates both family life and entertaining on a grand scale. Dedicated family spaces provide ideal areas for toys, study or home working, while the full-height cellar offers further flexibility, currently serving as a workspace but equally suited to a cinema room, gym or games room. The owners describe it simply as a house that feels like home from the moment you walk through the door.

At the heart of the property lies a beautifully appointed kitchen, centred around the original Aga, which remains one of the home's most treasured features. Together with two wood-burning stoves and extensive improvements carried out over the years, the house enjoys a wonderful blend of warmth, character and practicality. In fact, almost every aspect of the property has been enhanced during the owners' tenure, with only the original upstairs bathroom and Aga remaining untouched. Even the boiler has recently been replaced, ensuring the house is as efficient as it is elegant.

Natural light is another defining characteristic. The dining room is especially impressive, illuminated by three striking hexagonal roof lanterns that create a wonderfully bright and airy space. Outside, the





gardens have been designed for year-round enjoyment. A covered bandstand-style entertaining area, complete with integrated patio heaters, provides the perfect setting for outdoor dining and relaxed evenings with friends and family, whatever the season.

The house has proved itself time and again as the ultimate family home. Over Christmas alone, nineteen guests stayed comfortably under one roof, with ample space and exceptional facilities ensuring everything ran effortlessly. It has also been the backdrop to the owners' greatest memories, watching their three sons grow from young children into teenagers within the warmth and security of this very special home.

Padbury itself offers a wonderful village lifestyle, with friendly neighbours, beautiful countryside walks and excellent amenities close at hand. Highly regarded schools, including Beachborough and Stowe, are nearby, while Milton Keynes station provides fast connections to London Euston. Bicester Village, Buckingham and Milton Keynes are all within easy reach for shopping, dining and leisure.

As the owners prepare to move only to accommodate multi-generational living, they do so with genuine reluctance. After experiencing the beauty and character of this exceptional Edwardian residence, they confess they could never imagine living in a modern box again. What they will miss most, quite simply, is everything."



\* 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 bright landing has a high ceiling, coved cornices, dado rail, front window. Airing cupboard housing two pressurised hot water cylinders, Viemann gas-fired recently installed central heating boiler, stairs up to the second floor. The impressive main bedroom has a coffered decorative ceiling, cast-iron ornamental fireplace, rear window, Dressing area with side and rear windows. The spacious en-suite has a slipper bath, walk-in shower enclosure, ladder radiator, floor tiles, coving. Wash-hand basin with storage below, shaver point, extractor fan, front window. The second large double bedroom also has a high tray ceiling, coved cornices, side window, 5-facet front bay window. Three piece en-suite shower room with a side window.

Bedroom four has a rear window overlooking the extension and garden, plaster coving, 3-piece en-suite shower room with a rear window. The first floor laundry room has fitted base and eye-level storage cupboards, plumbing for washing machine, space for a tumble dryer. Double doors lead out to the roof above the family room with cast-iron railings. The family bathroom comprises pedestal wash-hand basin, low-level WC, white roll top bath with mixer tap, panelled walls, heated towel rail, shaver point, tiled floor, opaque side window.







## Second Floor

The second floor landing has a storage cupboard, there are 5 steps leading up to a versatile connecting area, ideal for a study area for a studious child, Velux rear window, under-eaves storage. The sixth single bedroom has a fitted original wardrobe and a side window. The adjacent 3-piece shower room services just this bedroom. The fifth double bedroom is an interesting L-shaped room (with some limited

headroom), but absolutely ideal for most teenagers! There is room for 2 beds for sleepovers, a storage cupboard, exposed purlins and a Velux rear window. The triangular en-suite has a tiled shower enclosure, wash-hand basin, low-level WC, extractor fan, tiled floor, ladder radiator, rear Velux window.



### Front Garden

Remote controlled low-level wrought-iron gates gently open to the sweeping stone gravelled driveway screened by mature conifers, a yew and holly tree. This brings you around to the generous frontage which has a wide lawn border across the front boundary that extends as far as the house. There is a wide 4m front border with fencing and a 2m screen of privet hedgerow providing much privacy. There are mature pine trees, ash and conifers in the front border which has a beautiful carpet of bluebells protected by bark chippings. There are two flowering cherry trees, a young acer tree, with climbing roses and a wisteria adding colour to the handsome façade of Orchard House. The front garden measures 37m by 31m and has a Victorian style lamp post that illuminates the driveway on a sensor.

### Double Garage & Parking

There is ample parking to the front of the house and to the side. Double wrought-iron gates give access to the detached double garage, where there is plenty of room for larger vehicles too. The garage has an automatic door, light, power and separate fuses. It has a useful loft space within the pitched and tiled roof space, a side door and window.

### Rear Garden

The rear garden is a real feature of the property, being private and well-screened on all three sides by established pyracantha, some post and rail wooden fencing and 2m laurel hedging. Directly behind the dining room is a split-level terrace with 5 shallow steps down to the lawn, with a ramp for easy access. There is garden lighting on the rear elevation, peonies and poppies add colour to the borders. There is a Panasonic air-conditioning unit tucked on the east side of the house where there is also gated access. There is a large central pergola with 12 brick piers draped with wisteria, clematis and climbing roses. Near the garage there is a laburnum tree and a rare Indian bean tree. Behind the garage is a large private terrace with bay and fig trees and an impressive covered bandstand and separate covered brick-built outdoor cooking/barbeque both having power and lighting. The garden is predominantly north-east facing and measures 49m deep by 30m average width, equating to 0.76 of an acre. Further down the garden there are plum, pear and both eating and cooking apple trees. Just inside the rear boundary there is a chicken coop and attached timber workshop, ideal for garden tools. There is a copper beech archway near the terrace and a deep well.







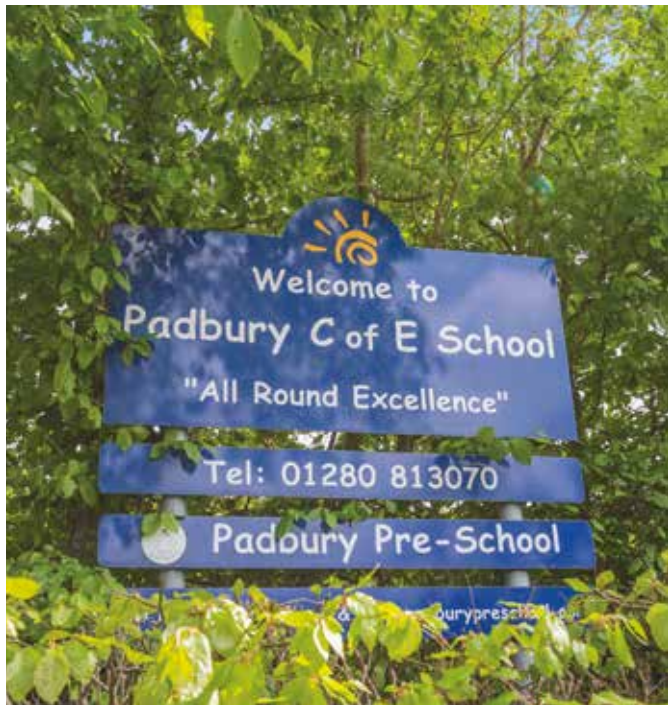
# LOCATION

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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.





# INFORMATION



## Local Authority

Local Authority Buckinghamshire Council

Telephone: 0300 131 6000

Council Tax Bands: Band 'G'

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

## Viewing Arrangements

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

## Services

Mains electricity, water, drainage, gas-fired radiator central heating, BT.

## Opening Hours

Monday to Friday 9am - 8pm

Saturday 9am - 7pm

Sunday By prior arrangement

## 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 the own specific providers as these figures are correct at the time of these details being produced and printed.

## Tenure

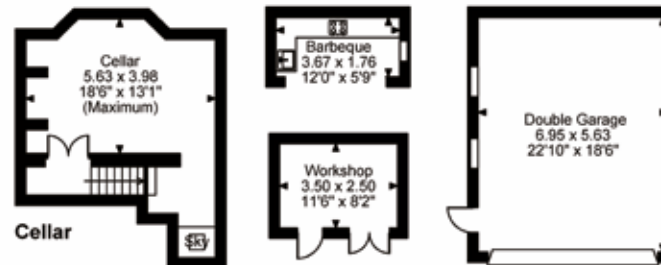
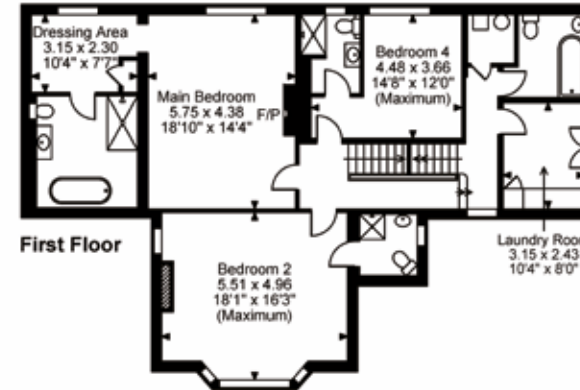
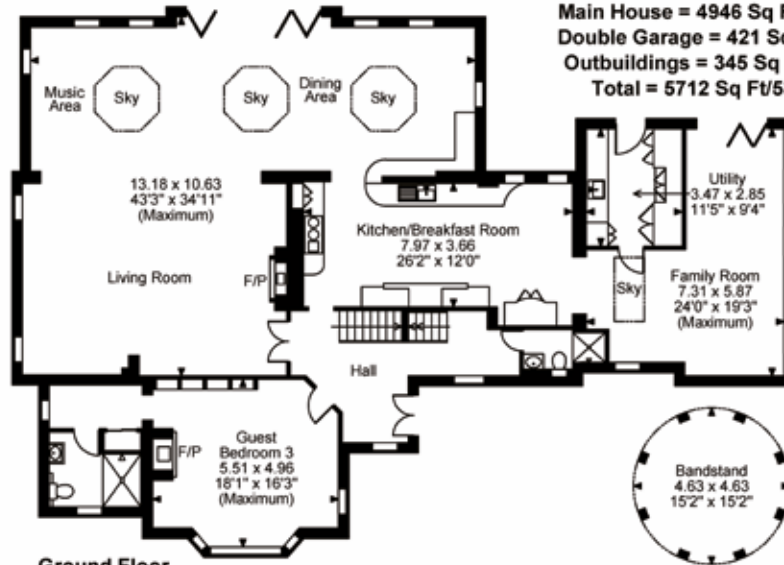
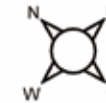
Freehold

## 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. Stay on the main road through the village and Orchard House is the penultimate house on your left before you leave the village. For Sat Nav use MK18 2AU.

**Orchard House, Padbury, Buckingham**

Approximate Gross Internal Area  
 Main House = 4946 Sq Ft/460 Sq M  
 Double Garage = 421 Sq Ft/39 Sq M  
 Outbuildings = 345 Sq Ft/32 Sq M  
**Total = 5712 Sq Ft/531 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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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.

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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

PARTNER AGENT

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Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003, Chris started his very enjoyable estate agency career 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 the small village of Hanwell for 36 years with Liz, his wife of 40 years, so is without doubt a local property expert!

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