

Claydon Hay Barn

Boddington Road | Claydon | Banbury | Oxfordshire | OX17 1HD

FINE & COUNTRY

CLAYDON HAY BARN

Offered with NO UPWARD CHAIN is this outstanding country home.

Originally a threshing barn and having been greatly extended over the years by the current owners, the property comprises a grand entrance hall, superb kitchen with large circular dining area, utility room, six reception rooms, large study, seven bedrooms and six bathrooms.

There are two air source heat pumps which offer heat and cool underfloor temperature control.

With wonderful grounds and part of the property standing proudly over a pond, the home benefits from The Old Dairy which offers separate two ensuite bedroom, kitchen diner and lounge. There is a double garage and parking for around twelve cars, this exceptional home must be viewed to be appreciated.

The property boasts strong green credentials with two best in class airsource heat pumps offering efficient heating and cooling plus a large array of solar panels and battery. All installed June 2026.



Ground Floor

Upon entering, the grand hall gives an immediate impression of a high impact design.

With a double height vaulted ceiling and the stairs leading off into two directions, you will be immediately captured when seeing this home for the first time.

The main selling feature of the home is the vast open plan area which features a superb kitchen with an Aga, integrated appliances with windows to the front and French doors to the rear and an outstanding circular space with full height windows, a large round lantern above with space for a large table to seat around twelve guests.

Leading from the entrance hall is another reception room which could be used as a family area or an additional dining room.

There is a built-in high specification sound system throughout the kitchen and dining area which provides excellent sound quality.

There is an underfloor system in place to allow the floor to warm up when required, but to also be cooler in the summer months in addition to air conditioning units.

The utility room has flag stone flooring, is of an excellent size and has a door to a pantry area with an external door to the side, whilst access is provided to a very spacious study which is ideal for anybody wanting to work from home.

From the circular dining area, access is provided to a corridor which leads to an open plan music room with exposed beams, a vaulted ceiling and French doors to the gardens.

There is a beautiful sitting room with windows to two elevations, vaulted ceiling and a wood burning stove.

Also, at the end of the corridor, a shower room can be found, in addition to a wonderful cinema room which has bi-fold doors which lead to a raised decking area with ample seating over the pond.

Another fabulous reception room comprises a large entertainment space with a fitted bar and two sets of French doors.

There is a generous amount of floor space in this room which makes it the perfect venue for any social gathering and is serviced by its own cloakroom/WC.

The West wing is located off the utility which provides two double bedrooms, both having en-suite bathrooms and one having French doors to the gardens.

To the other side, an additional wing offers two further bedrooms, each having their own access, yet having a connecting door to create a wonderful teenage suite with bedroom and sitting room.

This room has an en-suite bathroom and there is also access into the cinema room.

Completing the ground floor accommodation are an additional two bedrooms, one to the ground floor which has an en-suite shower room and one to the first floor with stunning views, again offering self-contained living.

























SELLER INSIGHT

"Having owned the property for 26 years and lovingly transformed it from a collection of traditional barns into an exceptional family home, Ian and Jane have created a place that has been at the heart of family life for more than two decades. Drawn initially by its peaceful setting, original character, abundant wildlife and excellent access to London, they immediately recognised the property's remarkable potential. Tucked away approximately 100 metres along a private drive from a quiet country lane, the home offers complete tranquillity while remaining exceptionally well connected.

From the outset, the owners envisioned a home that would embrace family life, entertaining and the surrounding landscape. Today, the result is a beautifully balanced blend of historic charm and contemporary design. Original threshing arches sit alongside striking glulam timber arches and elegant steel cabling, creating dramatic yet welcoming living spaces that celebrate both the building's heritage and its thoughtful conversion. The circular dining area, centred around a large round table, has become the heart of countless celebrations, encouraging conversation and bringing family and friends together in a wonderfully sociable setting.

The open-plan layout flows effortlessly from one room to the next, allowing everyone to remain connected while still offering distinct areas for relaxation, work and recreation. The games room has hosted countless children's birthday parties, while separate social spaces gave each of their five children room to grow, entertain friends and enjoy their own independence. The home has effortlessly adapted through every stage of family life, from raising young children to welcoming teenagers and, more recently, hosting milestone birthdays, family gatherings and even the owners' own wedding in 2004.

Natural light pours through the many windows, framing uninterrupted rural views in every direction. Vaulted ceilings enhance the sense of space, while wood-burning stoves create an inviting atmosphere during the cooler months. Outside, the grounds have always been an extension of the home itself. Breakfast on the decking as the sun rises across the ponds, summer barbecues on the west-facing terrace, evenings around the fire pit and games of croquet or kubb on the lawn have all become treasured traditions.

There are numerous seating areas positioned to follow the sun throughout the day, while mature trees, expansive lawns and two beautiful ponds create a peaceful haven rich with wildlife.

The owners have also embraced sustainable living, introducing solar panels, air source heat pumps and battery storage, ensuring the home combines environmental efficiency with year-round comfort through effective heating and cooling.

For Ian and Jane, one of the greatest joys has been watching their children experience an idyllic countryside upbringing. Emma remembers endless adventures camping in the garden, climbing trees, horse riding, bike rides and developing her love of music and art with the freedom that the property afforded. George describes the barn as "the most nurturing and spectacular place a child can grow up," recalling unforgettable birthday parties, exploring the grounds, building lifelong friendships and enjoying the independence that spaces such as The Old Dairy provided throughout his teenage years. Both feel the home has shaped who they have become and hope another family will enjoy the same extraordinary childhood experiences.

Beyond the property, the surrounding community has been equally rewarding. Friendly farming neighbours, a welcoming village atmosphere in nearby Claydon and an active calendar of community events have fostered lasting friendships over the years. Excellent schools, sporting clubs, walking, horse riding, sailing, music festivals and superb transport connections all contribute to an exceptional quality of life.

When asked what they will miss most, the answer comes without hesitation: evening walks around the ponds, sitting on the decking on warm summer evenings and the remarkable wildlife that surrounds them. Although they are fortunate enough to be remaining nearby, they hope the next owners will take time to pause, watch the birds, enjoy the ever-changing seasons and appreciate the rare sense of peace that has made this home such an extraordinary place to live."

* 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 open plan staircase features original brick work, arches dating back to the 18th century. There are exposed beams, a lovely view over the entrance hall with steps leading to a superb first floor sitting room/library which has a wood burning stove. To the other side of the staircase, the feature bedroom suite can be found.

There is a large bedroom area with vaulted ceiling and Velux windows, a very spacious dressing room with a range of built in wardrobes and access to a stunning, and very large en-suite with a freestanding bath, his and hers sinks and separate shower cubical.

Steps lead down to an area raised above the cinema below which can also be accessed by a spiral staircase.

This flexible space could be used as an occasional eighth bedroom and would also be a very peaceful and tranquil reading room to allow one to enjoy views over the ponds below.

This stunning home also has two air source heat pumps which offer heat and cool underfloor temperature control to regulate the temperatures inside regardless of season.

The property boasts strong green credentials with two best in class airsource heat pumps offering efficient heating and cooling plus a large array of solar panels and battery. All installed June 2026.





















The Old Dairy

Claydon Hay Barn also benefits from The Old Dairy which offers additional accommodation to either generate an extra income or to provide independent living for a relative or staff.

There is an open plan kitchen with sitting and dining area, and two bedrooms which each have built in wardrobes and an en-suite shower room.

Outside

The grounds are simply breathtaking. With a long driveway to approach the barn which is lined either side with trees and two ponds. There is a lovely view of the barn where the cinema room and the reading room above, are raised and sit proudly over the water. There are lovely areas laid to lawn with mature trees and a superb seating area. Also benefiting from a double garage and parking for around twelve cars, this exquisite home must be viewed internally to be appreciated.

Location

Situated between the market towns of Southam and Banbury, Claydon is a beautiful village that is around six miles North 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.



















INFORMATION

Services, Utilities & Property Information
Tenure: Freehold
Council Tax Band: H
Local Authority: Cherwell District Council
EPC Rating: House D Annexe E
Property Construction: Standard construction - Brick, wood framed, tiled roof, partly Glulam framed
Electricity Supply: Mains
Water Supply: Shared mains water
Drainage & Sewerage: Shared sewerage treatment plant
Heating: Two ground source heat pumps, solar panels and 10Kw battery. Oil fired Aga.
Broadband: FTTH/FTTP Ultrafast broadband connection 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 12 cars

Local Authority
Cherwell District Council

Council Tax Band
H

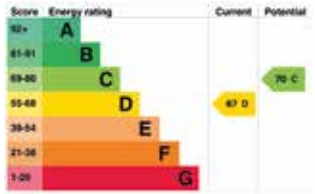
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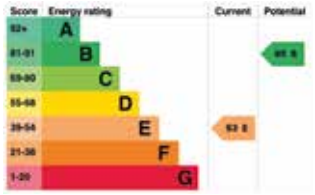
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Annexe



Claydon Hay Barn





GROSS INTERNAL AREA: 8230 sq ft, 765m²
OPEN TO BELOW: 380 sq ft, 35m²
GARAGE: 461 sq ft, 43m²
OVERALL TOTALS: 9071 sq ft, 843m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Property Redress

APPROVED CODE
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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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.Printedxx.xx.2026

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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.

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!"

THE FINE & COUNTRY FOUNDATION

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