



10 Meadow View
Adderbury | Oxfordshire | OX17 3LZ

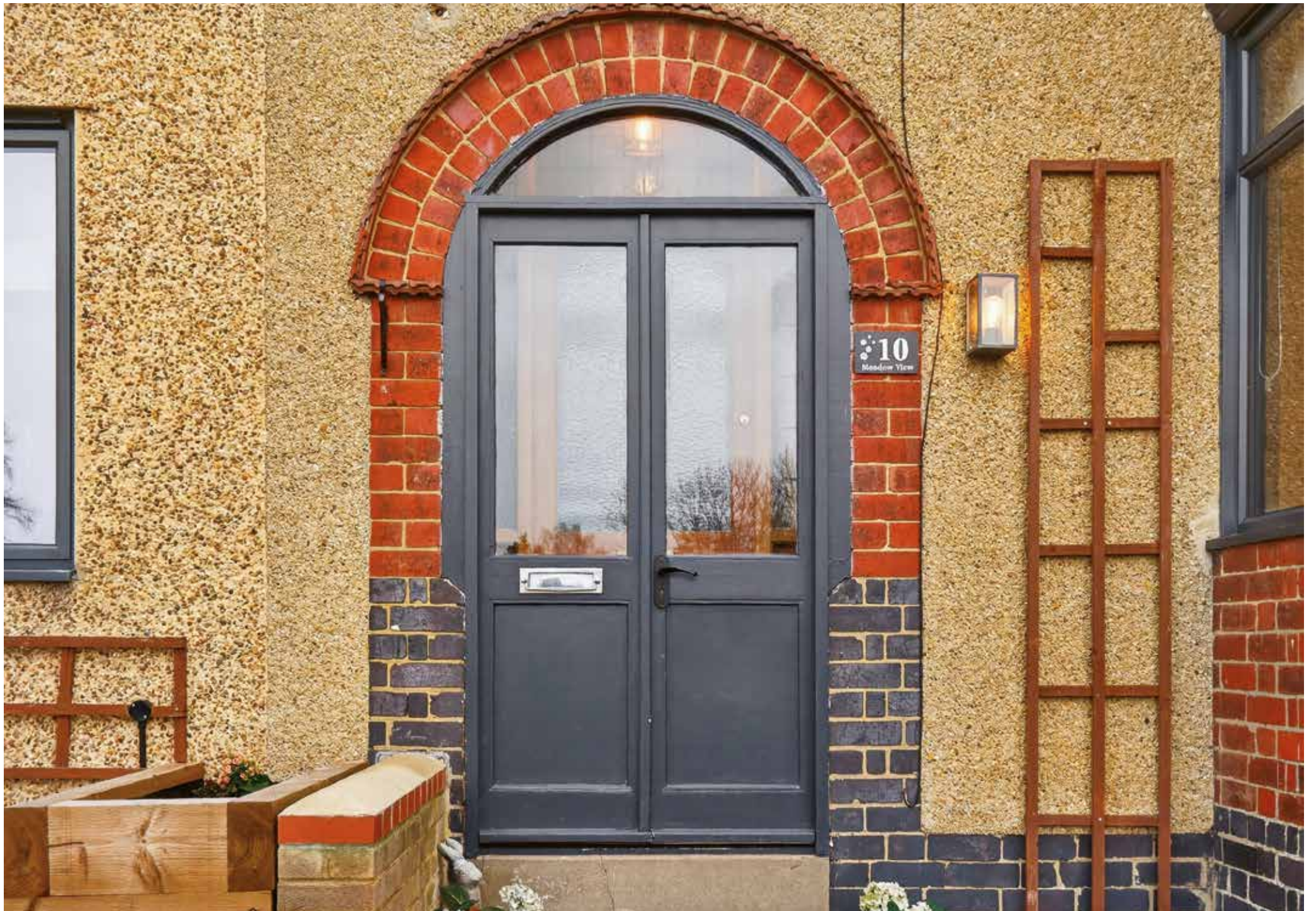
 FINE & COUNTRY

10 MEADOW VIEW

An opportunity to acquire this modernised semi-detached home, beautifully positioned off a private no-through lane serving just four homes. Enjoying an elevated setting, the property is filled with natural light from its dual aspect, with a charming original stained glass partition door and stunning meadow views to the front. Ideally located in the heart of the village within walking distance of the church, pubs, library, grocery store, coffee shops, village hall, post office and veterinary practice.

Situated close to the local tennis club, the property comprises enclosed porch, entrance hall, open plan kitchen with dining area, utility room, cloakroom/WC, large sitting room, five bedrooms, one with en-suite and family bathroom.

*Also benefiting from a lovely raised rear garden, garage and off-road parking, this home is available with **NO UPWARD CHAIN**.*



Ground Floor

Upon entering, the hall has wood flooring and stairs rising to the first floor with storage below, and seating area with lighting.

Access is provided to a utility room with fitted cupboards, sink with mixer tap, electric meter, fuse box and mains water stop cock, plus a door giving access to the rear garden and access to the cloakroom/WC.

The open plan kitchen is a dual aspect room with access to the rear garden, fitted with a shaker style kitchen, granite worktops, Belfast sink with mixer tap, shelving, spotlights, freestanding Cookmaster oven, dishwasher and fridge/freezer.

The dining area has space for a table to seat six guests and a window to the front.

The through lounge is a dual aspect room featuring a large bay window to the front with stunning meadow views, an original working fireplace, and bi-fold doors opening to the rear garden.









Seller Insight

“ Having made their home here for nearly three years, Toby and Sarah were first captivated not simply by the property itself, but by the timeless character of the village and the quiet elegance of its historic buildings. Tucked away along a peaceful private lane, the house immediately stood out for its elevated position and the uninterrupted countryside views stretching from the front aspect — vistas that deliver breathtaking sunsets across open fields and an ever-changing rural canvas throughout the seasons. The tranquillity is palpable, yet the convenience is exceptional, with Kings Sutton railway station providing direct national rail connections to London, Birmingham and Oxford, and excellent road links placing the motorway network within effortless reach.

What has defined their time here most profoundly is the sense of light and space — qualities rarely found in period homes within such historic villages. The proportions of the kitchen and principal living room are notably generous, creating a home that feels both substantial and welcoming. Larger windows and newly installed bifold doors have been thoughtfully introduced to maximise the natural light, bathing the rear of the house in soft morning sunshine and ensuring brightness flows throughout the day. By evening, the glow of sunset pours in from the front elevation, reinforcing the home's unique connection to its rural surroundings.

Inside, the interiors have been comprehensively redecorated within the past two years, blending contemporary style with carefully preserved original features that now stand proudly as design statements. The result is a modern yet characterful aesthetic — elegant, unfussy and highly liveable. Personal touches, including a beautifully appointed en-suite bathroom and carefully selected fabrics and finishes, add individuality while maintaining cohesion. Every improvement has been made with longevity and comfort in mind: new bathrooms, upgraded windows and doors, a redesigned patio ideal for entertaining, improved drainage, new rainwater goods, a modern boiler and enhanced storage solutions ensure the home functions as seamlessly as it presents.

The outdoor spaces mirror this balance. The garden is perfectly judged — large enough to enjoy yet manageable — while the rear terrace provides a refined setting for summer gatherings. On the morning of their wedding, Toby and Sarah hosted friends and family here; the atmosphere, light and village charm created a memorable beginning to their celebrations, with guests enjoying breakfast in the local café the following day.

Life beyond the gate is equally compelling. The Adderbury Circular walk runs just beyond the garden fence, with scenic routes to neighbouring villages such as Bodicote, Milton and Deddington offering endless weekend exploration. The nearby Adderbury Tennis Club sits almost on the doorstep, fostering a vibrant social calendar, while community highlights include the annual Bloxham Steam Fair and the much-loved Day of Dance. Four welcoming pubs, a thriving café, a well-stocked village shop and a strong residents' network create a rare blend of community spirit and privacy. Even nearby Adderbury Lakes — a hidden gem in every season — has become part of their cherished routine.

For Toby and Sarah, this home has represented simplicity, usability and connection: countryside walks from the door, coffee with neighbours, evenings watching the light fade across open fields. What they will miss most is the quiet of the lane, the expansive views and the genuine warmth of a village that so quickly felt like home.*

* 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 a door which leads up to the second floor.

The feature bedroom has a window to the front and access to a re-fitted en-suite which has a bath and separate shower.

The guest bedroom has a storage alcove and a window to the rear.

There are two further bedrooms on this level, currently used as offices; one features a bay window and accommodates a double pull-out sofa bed, while the other can accommodate a single bed, both enjoying stunning meadow views.

Second Floor

A spacious second floor bedroom/loft room with useful eaves storage.













Outside

The property has a lawned front garden with flower beds and a sun terrace, plus side access to the rear and rear access to the fields behind the property. The rear garden is tiered with a sun terrace, power sockets and outdoor lighting. To the front there is a garage, driveway and additional parking space.

A lovely family home in a sought after location, ideally placed for local shops nearby.

Available with NO UPWARD CHAIN.

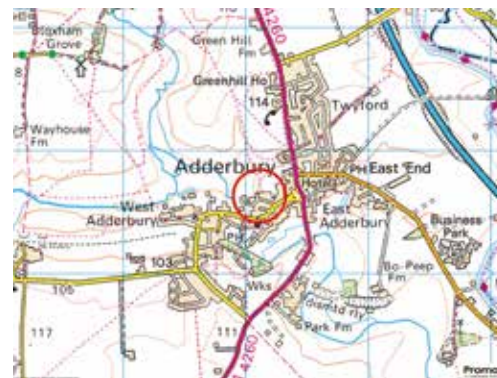




LOCATION

Adderbury is situated around three miles South 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.





Services, Utilities & Property Information

Tenure: Freehold
 Council Tax Band: D
 Local Authority: Oxfordshire County Council & Cherwell District Council
 EPC Band: C
 Property Construction: Standard – brick and tile
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage & Sewerage: Mains
 Heating: Gas fired central heating
 Broadband: FTTH/FTTP Ultrafast broadband is available with a download speed of 2,000mbps. 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: Driveway, single garage and one space in front of the wall

Rights & Arrangements: The current owners make a voluntary contribution towards the maintenance of the road along with their neighbours and the tennis club

Special Notes: The property may be subject to chancel repair liability. Prospective purchasers are advised to make their own enquiries and seek independent legal advice to confirm whether any such liability exists and its implications prior to exchange of contracts.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07736 937633

Website

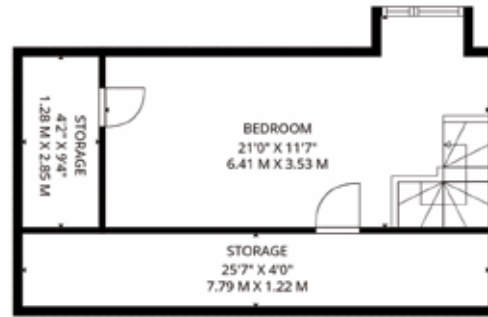
For more information visit <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours

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

Offers over £600,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SECOND FLOOR



FIRST FLOOR



GARAGE



GROUND FLOOR

GROSS INTERNAL AREA: 1422 sq ft, 132 m2

LOW CEILINGS: 138 sq ft, 12 m2

GARAGE: 188 sq ft, 18 m2

OVERALL TOTALS: 1748 sq ft, 162 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!”

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

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