

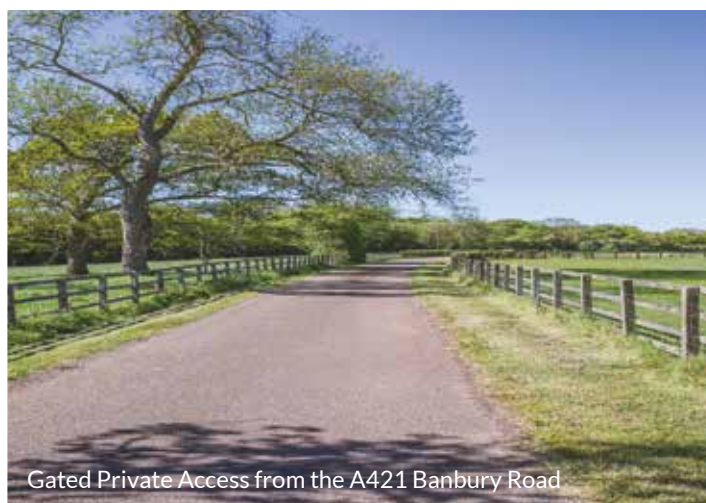


Heatherstone Lodge
Banbury Road | Finmere | Buckinghamshire | MK18 4AJ

 FINE & COUNTRY

HEATHERSTONE LODGE

Daily life here is enriched by the seamless connection between indoors and out. Mornings begin with breathtaking sunrises from the principal bedroom, while evenings are best enjoyed from the balcony or terrace as the sun sets across the fields.



Gated Private Access from the A421 Banbury Road



Seller Insight

“Set discreetly along a private lane on the edge of a charming village, this exceptional country home offers a rare fusion of seclusion, versatility and refined rural living. Having been cherished by the owners for over 32 years, the property has continually adapted to support a rich and active lifestyle, while retaining a warm and welcoming atmosphere. Originally chosen for its flexible accommodation and the opportunity to bring horses home, the setting remains one of its most compelling attributes—peaceful and private, yet remarkably well-connected with swift access to the A421, M40 and nearby rail links.

Arranged in a thoughtfully designed horseshoe configuration, the house provides expansive, light-filled interiors where large double-glazed windows frame picturesque views across the gardens and adjoining paddocks. The sense of space is evident throughout, with rooms that flow effortlessly while maintaining their own identity. The versatility of the layout also lends itself perfectly to multi-generational living, offering independence without compromise.

The terrace itself is a standout feature—an elegant vantage point overlooking the swimming pool and tennis court, with grazing horses providing a tranquil and ever-changing backdrop. Whether hosting summer gatherings around the pool or enjoying quieter moments beneath the shade of mature trees, the outdoor spaces offer both beauty and flexibility.

In the cooler months, the home becomes equally inviting. The kitchen, centred around a traditional Aga, provides warmth and character, while the glow of a log fire creates a cosy setting for winter evenings and festive occasions. Over the years, the property has hosted countless celebrations, from family milestones to large-scale gatherings, all accommodated with ease thanks to its generous proportions.

For those with an active lifestyle, the property is exceptionally well-equipped. Equestrian facilities allow direct access to bridleways from the yard, while the private tennis court, swimming pool and home gym provide year-round recreation. Beyond the grounds, the surrounding area offers a wealth of amenities, including renowned schools such as Stowe and Beachborough, excellent healthcare facilities, and vibrant shopping in nearby Buckingham, Oxford, Banbury and Milton Keynes. The proximity to Silverstone adds a unique dimension, placing world-class motorsport within easy reach. Despite its rural tranquillity, the property benefits from a strong and welcoming community. The village offers an excellent primary school, active clubs and a genuine neighbourly spirit. For the owners, this has been a home that has supported every stage of family life—offering space, comfort and connection in equal measure.*

* 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.





ACCOMMODATION SUMMARY

Heatherstone Lodge

The main house is single storey and is entered by a solid timber door that opens to a spacious entrance hall with flagstone flooring and some exposed stone walls. Off the hall is a cloakroom, fitted cupboards, one housing a central heating boiler. Double doors open to the stunning and bright main living room. It features an open fireplace with an inset wood-burner with glass front and a flagged hearth. A window overlooks the pool and gardens and French doors slide open to the large terrace.





The dining room is perfect for entertaining with ample room for a large table and a dozen chairs, there are also French doors to the garden and terrace. The office is quietly tucked away with a rear window.





The kitchen/breakfast room provides plenty of white front base and eye-level cupboards with work surface areas and a peninsular bar with glazed display cabinets. The room is warmed by an oil-fired Aga, some wood panelling, useful larder, two windows overlook the side gardens. There is a laundry room with plumbing facilities, cloaks cupboard. Doors off the hall lead up to the 1st floor 2-bedroom annexe. A fire door and stairs lead down to a useful cellar with good headroom. It houses a second oil-fired boiler, and an electric boiler serving the warm air vents to one part of the house. A side door leads to the carport and the two-storey 1-bedroom annexe. The family bathroom provides a tiled shower enclosure, pedestal wash-hand basin, low-level WC, ladder radiator, rear window.





The main bedroom has fitted wardrobes, reading and wall light points, side and rear windows with very pleasant aspects. The en-suite bathroom has a modern champagne coloured suite comprising of bath, vanity unit with built in cupboards, Roca wash-hand basin, ceramic tiling, low-level WC, ladder radiator, mirror, eye-level cupboards, side window. The second bedroom has a front window and a connected room, that could provide either a nursery or dressing room. The en-suite has a white panelled bath, low-level WC, pedestal wash-hand basin, airing cupboard, light/shaver point, tiling, side window. The third double bedroom is also a bright room with wardrobes, some original cupboards and a side window. The fourth single child's bedroom has a wardrobe and a front window. Off the hall is an open plan gym area with a window and door to the terrace. (A new stud partition wall built here could provide an extra bedroom or bathroom if required).



First Floor 2-Bedroom Annexe

The larger annexe occupies the first floor above the house (but could easily be merged with the main house again). The landing has a high ceiling and two front windows making this a spacious and bright annexe, ideal for parents or family members. The large sitting room offers great views over the gardens, swimming pool and tennis court through its large windows, and the balcony is enclosed with decorative wrought-iron railings, so perfect for breakfast in the warmer months. The annexe also has a galley kitchen with cupboards and a hob, rear window. The larger bedroom has fitted wardrobes, front and rear windows. The en-suite bathroom has a modern 4-piece suite and a side window. The second double bedroom has wardrobes and a side window.

Two-Storey 1-Bedroom Annexe

The one bedroom annexe has an open plan lounge with orangery, stairs to the first floor. Understairs storage, cupboard housing the Grant oil-fired boiler, side window, French door leads to a private terrace. There is a cloakroom and a smart oak fitted kitchen with a good range of fitted base units. Electrolux single oven, induction hob, plumbing facilities. Upstairs there is a double bedroom with double doors and a Juliet balcony proving garden views. There is a white 3-piece bathroom suite and a side window.





OUTSIDE

Garage & Parking

There is a wide vehicular access and driveway that sweeps across the frontage providing ample parking and turning space. The single garage has an up and over door, light and power is connected. There is an attached rear workshop with an independent door for easy access. There is also a car-port in between the main house and the two-storey annexe.

Formal Gardens

The established gardens are a real feature, wrapping around the house on three sides offering privacy and unspoilt views over the connected open countryside beyond. There is a large private terrace directly behind the house with an awning, garden lighting, water features and steps take you down to the pool. The outside space was built and designed with family and leisure very much in mind, with a high degree of privacy. There are well-maintained and colourful flower beds throughout the undulating lawn areas, a greenhouse and a metal potting shed. The formal gardens extend to around 2 acres, and are protected by many established trees to include a Scots pine, conifers, blue cedars, a holly and a stunning Canadian maple tree.

Outdoor Heated Swimming Pool & Tennis Court

The 12.2m by 6.1m swimming pool has a maximum depth of 2m and provides entertainment and some exercise throughout the warmer seasons of the year. There is a recently fitted electric heat exchange unit nearby with pump and filtration systems. The hard tennis court is mostly enclosed by high mesh-fencing and has external dimensions of 34m by 17m.

Stables, Menage & Paddock-land

Behind the garage is the 40m by 20m arena fully enclosed by post and rail fencing. There are 2 stables, a foaling box and a tack room nearby with a concrete courtyard, power and lighting. There is also an older stable block and barn comprising 2 pony boxes and a feed/tack room, all with power and lighting and a recently fitted felt roof making is useful for garden equipment and associated machinery. Attached to the rear gardens and tennis court is a paddock, that with the formal gardens extends to 8.05 acres. Just across the single track road is an additional 5.76 acre level paddock with a natural pond bringing the total site to 13.81 acres. This is fully enclosed by stock-proof fencing and established well-maintained hedgerows. The location is perfect for horse owners with excellent hacking provisions and several nearby bridleways.











LOCATION

Finmere is a medium-sized village right on the Oxfordshire and Buckinghamshire borders, just falling within the Cherwell District Council. It is a friendly rural community of around 500 inhabitants. Barnowl and Boycott Farmshops are close by with quality butchery's and the latter is famed for its free range eggs and many other home-made produce. Finmere has a good primary school, there is the excellent Latin Grammar school, and the world renowned Stowe school just a short drive away. Also Thornton College, Akeley Wood, Beachborough in Westbury and Winchester House in Brackley. St. Michael & All Angels 14th century church, a large playing field with children's play area, there are both football and cricket teams and have a good village store and post office. (as yet another pub has been closed sadly). Tingewick is only a mile away and does have a good village store, post office and The Royal Oak public house. For those Formula 1 aficionado's, the Silverstone circuit is around 10 miles (19 mins) away. Brackley and Buckingham are both less than 5 miles away, Bicester is 7 miles away with mainline train access to Marylebone in around an hour. Milton Keynes also has a mainline train service and an excellent range of national retailers, and is around 19 miles away.

The property is located just 53.2 miles (64 mins) from Birmingham International Airport and 62.6 miles (70 mins) from Heathrow Airport.





Local Authority

Cherwell District Council.

Telephone: (01295) 227000.

Council Tax Band: 'G'.

Current Payable: £4,037.72p PA.

Services

Mains electricity, water, private drainage system, part oil-fired radiator central heating, some electric warm air venting, BT.

Broadband Speeds & Mobile Reception

There is limited 5G mobile phone coverage provided by O2, EE and Lycamobile, most others provide adequate G4 access. Superfast broadband is available in the post code area delivering 52Mbps download and around 8Mbps upload speeds. We do recommend all interested parties to check with the own specific provider as these figures are correct at the time of these details being produced.

Tenure

Freehold.

Viewing Arrangements

Strictly through the vendors sole agent Fine & Country on either (01295) 239665 or (07761) 439927.

Directions

For Sat Nav use MK18 4AJ to get to the Fulwell Road. Approaching from Banbury and Brackley, take the first left turning into Banbury Road, then turn right down Valley Road. Stay on this road swinging left out of the village on the Fulwell Road. Continue to the very end of this road, and at the last T-junction swing left where signposted to Heatherstone Lodge. The property is the only dwelling on your left hand side. It has a very convenient and private direct access/egress to the main road (A421) over a cattle grid, through an electronic gate which is shared only with Hill Leys across the road.

Opening Hours

Monday to Friday	9am–6pm
Saturday	9am–6pm
Sunday	By appointment only

Guide price £2,500,000

Heatherstone Lodge, Finmere, Buckinghamshire

Approximate Gross Internal Area

Main House = 4432 Sq Ft/412 Sq M

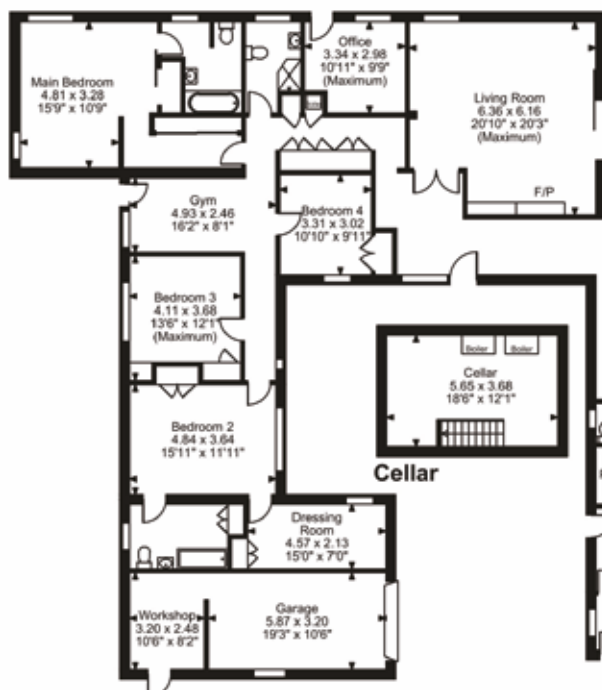
Carport = 200 Sq Ft/19 Sq M

Outbuildings = 1618 Sq Ft/150 Sq M

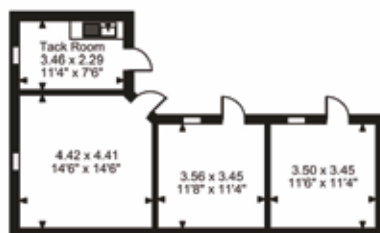
Annexe = 740 Sq Ft/69 Sq M

Balcony external area = 161 Sq Ft/15 Sq M

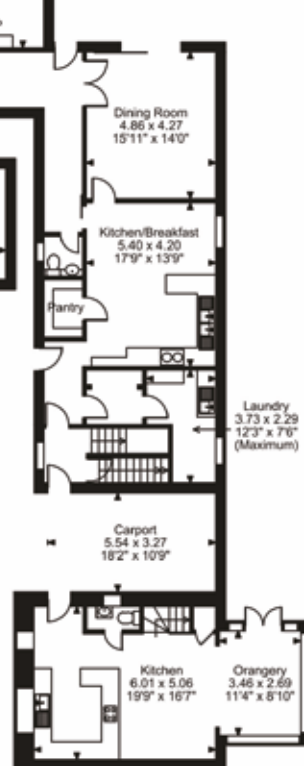
Total = 6990 Sq Ft/649 Sq M



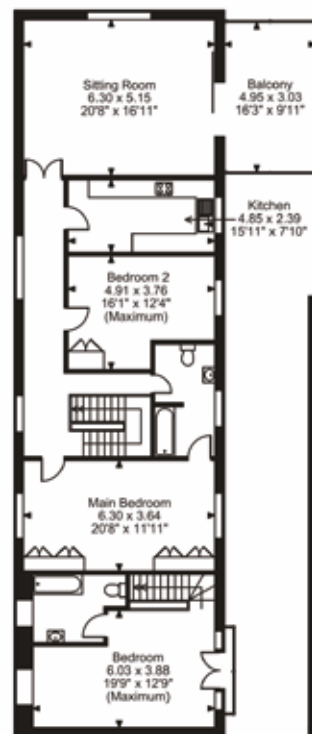
Ground Floor



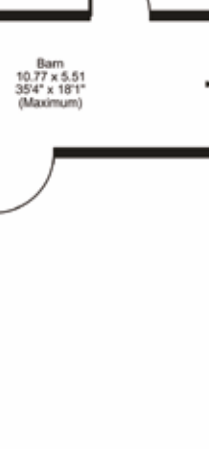
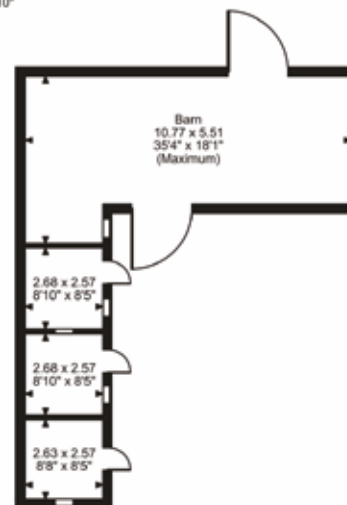
Annexe Ground Floor



First Floor



Annexe First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	28 F	
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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



CHRISTOPHER E MOBBS FNAEA CPEA PARTNER AGENT

Fine & Country Banbury
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email: chris.mobbs@fineandcountry.com

Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003. He is a long standing and active fellow of the National Association of Estate Agents and joined the industry 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 Hanwell for 36 years, and wife of 40 years (I know, poor girl), so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



"Outstanding. Chris could not have made the experience of buying a house any better.

The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.

Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!"

"Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough."

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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