



Redwood  
8 Wykham Gardens | Banbury | Oxfordshire | OX16 9LF

# REDWOOD

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Available With NO UPWARD CHAIN is this vast family home in a quiet secluded location which is presented to a high standard throughout.

Comprising entrance hall, cloakroom/WC, breakfast kitchen, dining room, sitting room, study, gymnasium/games room, indoor swimming pool, five bedrooms, three en-suites, family bathroom, double garage, parking for around six cars and stunning gardens.

Also benefiting from having annexe potential, this home must be viewed to be appreciated.



## Ground Floor

Upon entering, the spacious hall has access to the cloakroom/WC and stairs to the first floor.

The breakfast kitchen has ample quartz work surfaces, four ring Chef Collection Samsung hob with extractor fan, double oven, microwave, dishwasher, washing machine, breakfast bar, Amtico flooring, breakfast bar, cupboard housing the boiler and a window and door opening out to the rear.

For more formal occasions, the dining room is the perfect venue with space for a table to seat six guests, a window to the side and French doors to the rear.

The sitting room is of an excellent size and has a wood burning stove, windows to three elevations and French doors to the side.

The study is ideal for anybody wanting to work from home and has a window overlooking the front garden and Redwood tree.

Another excellent feature of this home is without doubt the indoor swimming pool which has windows to three elevations, French doors to the side and access to the plant room.

There is also a superb gymnasium/games room which has space for a pool table, treadmill and weights bench.

Velux windows create excellent natural light, and French doors lead out to a raised decked area whilst stairs lead to the guest bedroom suite.





# SELLER INSIGHT

“ Set within a peaceful cul-de-sac and enjoyed by the owners for the past ten years, this beautifully upgraded home offers an exceptional blend of tranquillity, space, and effortless connectivity – a combination that is increasingly rare and highly sought after by discerning buyers. From the outset, its appeal was clear: a prime location with easy access to the town centre and train station, generous proportions throughout, and the rare luxury of a private swimming pool, all wrapped in a setting that feels quietly removed from the pace of everyday life. Despite its convenience, the house enjoys a calm, almost countryside-like atmosphere, where peace and privacy define daily living.

The sense of space is immediately apparent on arrival, with an open-plan hallway that provides easy access to all principal rooms, each of which is notably generous in scale and designed for both comfort and sociability. The home has a naturally welcoming ambience, making it equally suited to hosting large family gatherings at Christmas or relaxed evenings with friends, where spaces flow effortlessly and everyone feels at ease. One of the joys of living here is the flexibility of the house and garden; there are countless places to spend time, whether you're seeking sunshine or shade, indoors or out, and every room offers its own character and comfort.

Particularly striking is the view of the magnificent redwood tree, enjoyed from the guest bedroom and the swimming pool, providing a memorable and calming outlook that anchors the home to its surroundings. The gardens themselves are a true highlight – extensive, beautifully arranged, and alive with an abundance of natural wildlife. Owls and red kites are regularly seen overhead, while bluetits and robins bring colour and movement to the trees and borders. At ground level, the garden is quietly shared with badgers, squirrels, and the occasional fox, creating a setting that feels wonderfully connected to nature and endlessly entertaining throughout the seasons.

Outdoors, the ability to walk the entire perimeter of the property allows you to fully appreciate how the landscape changes across the year. Patios, decking areas, and sheltered corners create perfect settings for





summer entertaining, while still offering quieter spaces for reflection and relaxation. Over the years, the owners have undertaken extensive renovations to elevate the property to a modern, low-maintenance standard, with a strong emphasis on energy efficiency, quality, and longevity. Improvements include triple-glazed windows, electric bespoke wrought-iron gates and fencing, a refurbished driveway with lighting, composite decking with a striking timber structure, a redesigned swimming pool patio, and additional hardstanding suitable for a caravan or horsebox.

Inside, the upgrades continue with a new kitchen, stylish new bathrooms and en-suite, bespoke fitted wardrobes, a wood-burning stove, Italian radiators, and a high-pressure hot water system. The gym area has been enhanced with mirrors and high-end finishes, while chrome balustrades and glass bannisters add a contemporary edge. Practical upgrades such as subterranean cabling, outdoor power and water points, and newly planted hedging ensure the property is as future-proofed as it is visually impressive.

This is a home that perfectly supports an active, modern lifestyle, with facilities for fitness enthusiasts and immediate access to tennis, swimming, running, hockey, and equestrian pursuits nearby. The surrounding neighbourhood is safe, established, and quietly welcoming, creating a reassuring sense of community. Perhaps most compelling of all is the ease of living this location affords: schools, clubs, shops, and transport links are all close at hand, making daily life wonderfully efficient. As the owners reflect, the true luxury here is time — time saved through proximity and convenience, time enjoyed entertaining, and time spent living well. What will be missed most is that rare combination of peaceful living and spontaneous freedom: hopping on a train to London or Birmingham Airport, or deciding at the last minute to stroll to the local supermarket and fire up the barbecue, all from a home that makes it feel effortlessly possible.

\* 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

Above the indoor swimming pool and accessed from the gymnasium/games room, a superb guest bedroom suite can be found.

French doors lead to a Juliet balcony and access is provided to an en-suite bathroom which also has a walk-in shower.

Due to the configuration of the games room and the guest bedroom suite, there is great potential to create a wonderful annexe/teenage suite.

From the main landing, the feature bedroom which is very spacious has built in wardrobes, a window to the rear and access to an en-suite shower room with walk in shower.

The second double bedroom has windows to two elevations, built in wardrobes and also benefits from an en-suite shower room.

There are two further double bedrooms, one with built in wardrobes and windows to two elevations and the other with a window to the side whilst completing the first floor accommodation is a superb family bathroom.













### Outside

The gardens are beautifully presented with many mature trees including an original Redwood.

There is a good sized area laid to lawn and lovely areas to sit with friends and family.

Redwood sits behind a fully enclosed feature wall with vehicular gates and security pedestrian coded gate.

There is a double garage and space to park around six cars.

A lovely family home in a most sought after location which must be viewed to be appreciated.







# LOCATION

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Wykham Gardens is situated just off the Bloxham Road 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:** G

**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 central heating

**Broadband:** FTTH/FTTP Ultrafast broadband connection available. Ultrafast broadband is available with a download speed of 1,000mbps. 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:** Off road parking available for 6 cars

#### Tree Preservation Order (TPO)

Please note that one or more trees within the property may be subject to a Tree Preservation Order. Prospective purchasers should make their own enquiries with the local authority to confirm any restrictions prior to exchange of contracts.

#### Viewing Arrangements

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

#### Website

For more information visit - [www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents](http://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 £1,150,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	88 G
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## REDWOOD, WYKHAM GARDENS, BANBURY OX16



APPROXIMATE GROSS INTERNAL AREA: 4069 sq ft, 378m<sup>2</sup>

GARAGE : 297 sq ft, 28m<sup>2</sup>

TOTAL AREA: 4370 sq ft, 406m<sup>2</sup>

**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 xx.xx.2026





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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*



## 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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