



# Strathmore

Guide Price £799,000  
Farthinghoe NN13

Strathmore is a substantial and attractive five-bedroom detached home, benefitting from a central location in the popular village of Farthinghoe.

- Substantial detached home
- 5 bedrooms | 3 bathrooms
- Total 2550 square feet
- Central position
- Immaculate garden
- Garage & driveway
- Modern stone-build
- Popular village of Farthinghoe
- EPC rating C & council tax band G
- Tenure freehold



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES





Strathmore is a substantial and attractive five-bedroom detached home, benefitting from a central location in the popular village of Farthinghoe.

On the ground floor, the property offers an excellent balance of formal and family living space. The welcoming living room features a working fireplace, creating a warm focal point. A formal dining room flows seamlessly into a bright and airy orangery, overlooking the rear garden - a perfect spot for a morning coffee or entertaining guests. The spacious modern kitchen is fitted with a central island / breakfast bar, complemented by a useful utility room. A separate office provides an ideal work-from-home space, while the integral garage completes the ground floor accommodation.

Upstairs, there are five generously sized bedrooms. The two largest bedrooms each benefit from en-suite facilities, while a further family bathroom serves the remaining three bedrooms.

Externally, the property enjoys off-street parking and an immaculate, low-maintenance rear garden, complete with a small summer house - an inviting spot to unwind.

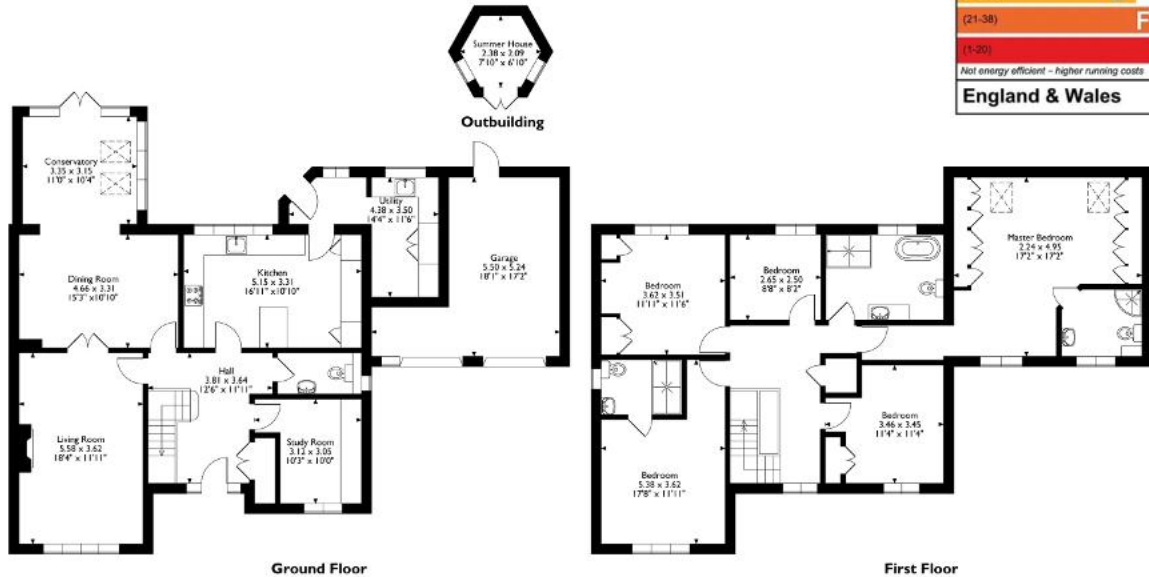
Farthinghoe is a village located around attractive rolling countryside between the market towns of Banbury and Brackley. The village has a thriving community with excellent local facilities including a well-regarded public house with restaurant (currently closed), 12th century church and primary school. Neighbouring villages of Charlton, King's Sutton and Middleton Cheney have further amenities including pubs, restaurants and village shops. A wider range of shops and services can be found in Banbury and Brackley with more comprehensive facilities in Bicester, Milton Keynes and Oxford. There are excellent transport links within easy reach, Banbury train station is within 6 miles (around 1 hour into London Marylebone) and the M40 within 5 miles.

- o Tenure: Freehold
- o Local Authority: West Northamptonshire
- o Council Tax Band: G
- o Utilities: Mains gas, electric, drainage & water



**Strathmore**  
 Approximate Gross Internal Area  
 Main House = 213 Sq M/2292 Sq Ft  
 Outbuilding = 4 Sq M/43 Sq Ft  
 Garage = 20 Sq M/215 Sq Ft  
 Total = 237 Sq M/2550 Sq Ft

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-plus)	<b>A</b>		93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient – higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.