



LINDEN HOUSE

Northamptonshire/Oxfordshire border



A UNIQUE COUNTRY OPPORTUNITY

Set within approximately 2.8 acres of mature grounds on the edge of the sought-after village of Croughton.

   EPC
8+2 3+1 3+1 C

Local Authority: Cherwell District Council

Council Tax band: C (annexe) + H (main house)

Tenure: Freehold

Services: Mains water, electricity and drainage. Heating: Gas central heating



THE PROPERTY

Linden House presents an exceptional and increasingly rare opportunity: a substantial detached residence with approved planning permission to create three individual dwellings, complemented by an existing self-contained three bedroom stone cottage. Formerly the stable block and hayloft to Croughton Lodge, Linden House has evolved into an unusually spacious village property, extending to more than 5,600 sq ft. Surrounded by its own gardens and open grassland, the property offers enormous potential for those seeking multigenerational living, a development project, or a distinguished country home.

Approached through wrought-iron electric gates and along a private driveway, Linden House reveals a generous and extremely versatile accommodation.





PROPERTY & PLANNING PERMISSION

Essentially, there are eight bedrooms in the main house and a separate detached three bedroom cottage. The ground floor offers excellent proportions across an elegant drawing room, a large sitting room, and a further family room with views over the courtyard. Two front entrances provide versatility in how the ground-floor space is arranged and accessed, making the layout well-suited to division or multi-use occupation. The first floor comprises seven bedrooms, including three en suite, alongside two further bathrooms and shower rooms. The configuration offers significant scope to redesign and tailor the arrangement to individual requirements.

Planning permission (Ref: WNS/2022/2305/FUL) has been granted for the subdivision of the main house into:

A single-level two bedroom cottage

A five bedroom principal house

A two bedroom cottage

The consent also includes a new four-bay garage.

This is in addition to the existing detached stone cottage, offering three bedrooms, one bathroom, a kitchen, and a sitting room—ideal for extended family, guests, or rental income.





LOCATION

Croughton is a well-served and attractive village offering a Co-op, primary school, church and village hall. The nearby market towns of Brackley, Banbury and Bicester provide extensive shopping and leisure facilities, while Oxford and Milton Keynes are readily accessible. Rail services from Banbury and Bicester North connect to London Marylebone in under an hour. The M40 (J10) lies just 5.5 miles away, providing excellent access to the national motorway network and regional airports including Birmingham, Coventry and Heathrow.

The area is known for its strong selection of schools, both state and independent, including Winchester House, Beachborough, Carrdus, Stowe, Bloxham, Tudor Hall, and the Oxford schools. Recreational opportunities abound, with golf, riding, theatre, racing, tennis and Soho Farmhouse and Restoration Hardware (RH) @ Aynho Park all within easy reach. Bridleways lead directly from the property, offering superb walking and riding across the surrounding countryside.





OUTSIDE

The property enjoys a wonderfully private position within its 2.8 acres, principally laid to lawn and framed by mature trees and shrubs. The generous plot provides exceptional scope for further landscaping, kitchen gardens, wildflower meadow, or even a paddock. Parking is plentiful, with space for numerous vehicles beyond the stone-pillared entrance. The setting will appeal particularly to families and extended families seeking space, privacy and flexibility, while retaining a village address.



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