



Lamberts Farmhouse  
6 Banbury Road | Chipping Warden | OX17 1LF



# LAMBERTS FARMHOUSE

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A deceptively spacious 18th century farmhouse in sought after village location which is priced to reflect modernisation required and offers a world of possibility.

Comprising four reception rooms, four bedrooms, three bathrooms, a separate one bedroom annexe, further annexe potential within the main house, double garage, storage barn, quarter acre gardens and parking for six cars.

An internal viewing is essential to appreciate the potential offered.





## Ground Floor

Upon entering, the hall has stairs rising to the first floor with a storage cupboard below and a window to the front.

The rear lobby provides access to the shower room, WC, and two rooms which offer internal annexe potential.

The kitchen has tiled floor, integrated oven and hob, window to the side and access to the pantry.

The dining room is of an excellent size and has an open fire, space for a table to seat twelve guests and windows to three elevations.

Another good sized reception is the sitting room which has an open fire and windows to the front and rear.

The other two ground floor rooms could be used for an elderly relative to be on site with the sitting room having windows to two elevations and an adjacent room which could be used as a ground floor bedroom.

Further potential to create a two storey annexe is offered by way of a separate staircase that leads to a bedroom above.













# Seller Insight

“Set in the heart of a small and wonderfully quiet village, this distinguished former farmhouse—owned by the same family for over twenty-six years—offers a rare blend of heritage, space, and serenity, all within easy reach of woodland walks and superb transport links to London and Birmingham. From the moment you enter through the gated driveway, framed by a tall yew hedge that shields the property from the road, the sense of privacy is immediate. It is a home that has evolved gracefully with its owners' lives, shaped by family gatherings, celebrations, and the joyful arrival of grandchildren who have grown up exploring its generous gardens and expansive interiors. The house itself is full of character: substantial stone walls, large and elegantly proportioned rooms, and an inviting sense of flow aided by front and rear staircases. Sunlight pours through rooms featuring triple windows, creating a bright and uplifting atmosphere throughout the day.

Several standout features elevate the property beyond the ordinary, including a beautifully converted forge that now forms a spacious bedroom and sitting area with its own shower room and an ensuite bedroom above—perfect for multigenerational living or long-term guests. A separate stone-built stable block has also been transformed into a self-contained one-bedroom cottage, ideal for visiting family, staff accommodation, or potential rental income. Thoughtful upgrades such as rewiring, double glazing, and solar panels ensure modern comfort without compromising the property's timeless charm. Inside, favourite spaces include the welcoming sitting room and the farmhouse kitchen complete with a walk-in larder—spaces where daily routines unfold with ease and where family and friends naturally gather.

Outdoors, the lifestyle on offer is equally appealing. The private garden unfurls across three distinct areas: a large lawn perfect for children, a raised section with a small pond and paved seating area shaded by an old apple tree, and a productive zone with raised vegetable beds, a strawberry patch, rose gardens, fruit trees including damson, apricot, and peach, and a large greenhouse. In spring, the grounds burst into colour with bluebells, aubretia, tulips, and daffodils, signalling the start of peaceful afternoons spent reading, gardening, or entertaining. The elevated position offers charming views and tranquil spots for enjoying sunrise and sunset.

The village itself is a vibrant and welcoming community, home to a sports and social club, WI, active church, allotment society, annual fêtes, and year-round events. Excellent schools, a recently completed bypass that has reduced road noise, regular bus connections, and easy access to the M1, M40, and major train lines add to the enviable practicality of the location. The owners say they will most miss the sense of community, the immediate countryside access, and the remarkable space—indoors and out—that has allowed them to welcome family, friends, and “waifs and strays” into a warm, generous home. Their advice to future owners is simple: embrace the potential of this exceptional property and make it your own.

\* 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

The feature bedroom has a vaulted ceiling, wooden floors, built in wardrobes and a lovely Juliet balcony in addition to an en-suite shower room.

There are three further first floor bedrooms, one being exceptionally large and having windows to three elevations, with the other two both being double bedrooms.

Completing the first floor accommodation is the family bathroom.



















## Annexe

Lamberts Farmhouse also benefits from a separate barn with solar panels which feed the main house and offers a kitchen, sitting room with lovely stone walls with stairs leading to a bedroom and bathroom above making this also ideal for a relative to live on site in addition to potential to let out as well.

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### Outside

The gardens are of an excellent size, extending to around a quarter of an acre.

There is a low maintenance area with vegetable beds, a main lawn with mature trees, a double garage, large storage barn and parking for around six cars secluded by gates.

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## LOCATION

Chipping Warden is situated around six miles North-East 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: F

Local Authority: West Northamptonshire Council

EPC: House D | Annexe E

Property construction: Standard construction – stone and tile

Electricity supply: Mains

Water supply: Mains and solar panels (owned outright)

Drainage & Sewerage: Mains

Heating: Gas central heating

Broadband: FTTH/FTTP Broadband connection and 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 for 6 cars

## 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* £700,000







GROSS INTERNAL AREA: 3573 sq ft, 332 m2  
 LOW CEILINGS: 85 sq ft, 7 m2  
 GARAGE: 305 sq ft, 28 m2  
 BARN: 343 sq ft, 32 m2

OVERALL TOTALS: 4308 sq ft, 399 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	65 D
39-54	E		
21-38	F		
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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











## 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



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*“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!”*



## 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.



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