



Fir Tree Barn
Main Road | Whitfield | Brackley | Northants | NN13 5TQ

 FINE & COUNTRY

FIR TREE BARN

A quality detached mainly stone house built to a high standard with quality double glazing and air source central heating. Situated in the centre of this sought after Northants village with off road parking, carport & a private landscaped rear garden.











GROUND FLOOR

The property has an oak framed slate clad storm porch, with a wide casement door opening to the spacious entrance hall. A bright hall with an medium oak staircase rising to the first floor with inset toughened glass panels, oak newel posts and handrail. Penzance engineered oak parquet flooring runs seamlessly through the entire ground floor (bar only the lounge). Under stairs storage area, and a full height storage cupboard housing the under floor central heating valves. The study has a telephone point, thermostat, down lighters, front window.

The dual aspect living room has attractive natural oak acoustic wall slats on either side of the chimney breast which has a bespoke TV recess with power and connectivity. Hamlet bioethanol cream coloured stove, wall light points, TV and telephone points, thermostat, front and rear windows. The cloakroom has a washstand with an inset wash-hand basin, ornate mixer tap, ladder radiator, low-level WC, extractor fan, down lighters, opaque side window.

The kitchen/dining room is a combined room with much thought given to both the layout, the ease of usage and the appearance of this important space. (The walls are clad with reclaimed timber planks from 300 year old grain stores). The dining area would accommodate a large farmhouse table and eight chairs with ease, making it perfect for those who love cooking and entertaining friends and family. Thermostat, down lighters, aluminium powder coated bi-fold doors on two elevations providing a great view over the rear garden and the large terrace.

Within the kitchen area there is a large island with a Silestone gold quartz work surface with an inset AEG induction hob with built in extractor. Under the counter is an AEG fan-assisted single oven, five base units and a drinks chilling fridge. The wide island provides storage cupboards on both sides and has an overhang allowing room for barstools beneath. Across one wall are black fronted base and eye-level cabinets, with an oak frame containing bespoke storage space, with a flyover above the sink with inset lighting. There is a good range of base units and a tall shelved larder cupboard, integrated AEG dishwasher and fridge/freezer unit. Further quartz work tops, connected splash backs and window cills. Inset sink unit and mixer tap. Smoke alarm, three pendant lights over the island, side window. The adjacent utility room has matching cabinets with a tall dry food unit housing the RCD consumer unit. Two black base units, plumbing for a washing machine and tumble dryer. Oak work surface, eye-level cupboards, extractor fan, down lighters, double-glazed casement door to the side of the house and the carport.

Seller Insight

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Designed and built by the owners in 2024, Fir Tree Barn represents the culmination of a vision to create a contemporary home that combines modern luxury with the tranquillity of village life. Set along the peaceful Mill Road in the sought-after village of Whitfield, the property enjoys a wonderfully private position while remaining part of a welcoming rural community. Surrounded by beautiful Northamptonshire countryside yet conveniently located for Brackley, Buckingham, Banbury and the M40, it offers the perfect balance between peaceful country living and excellent connectivity.

From the outset, every aspect of the home was carefully considered to maximise space, natural light and everyday practicality. At its heart lies a superb open-plan kitchen, dining and living area, which has become the centre of family life. Designed to flow effortlessly between cooking, dining and relaxing, it is equally suited to quiet evenings at home as it is to entertaining friends and family. Large bi-fold doors flood the space with natural light throughout the day while creating a seamless connection to the outdoor entertaining areas, allowing the surrounding landscape to become part of everyday living.

The overall layout has been thoughtfully planned to provide generous open spaces alongside quieter areas where family members can work, relax or enjoy time alone. Well-proportioned bedrooms, high-quality finishes and an energy-efficient specification ensure the property delivers exceptional comfort while meeting the demands of modern living. Having been recently completed, the home benefits from contemporary fixtures and fittings throughout, requiring little beyond personal styling to create a warm and welcoming atmosphere that reflects the owners' appreciation for quality craftsmanship and understated elegance.

Natural light is one of the defining characteristics of Fir Tree Barn. Throughout the day, sunshine pours through the expansive glazing, creating bright, uplifting interiors that constantly connect with the surrounding countryside. Looking out across the rural landscape has become one of the owners' favourite daily pleasures, while warmer months are best enjoyed outside, where the gardens provide an inviting setting for dining, relaxing or simply appreciating the peace and quiet that surrounds the property.

The outdoor spaces have been designed with the same attention to detail as the interior, offering an ideal extension of the living accommodation without becoming high maintenance. Whether hosting family celebrations, enjoying summer evenings with friends or simply unwinding after a busy day, the gardens provide a wonderful sense of space and privacy that perfectly complements the home's contemporary design.

Life in Whitfield has also proved to be one of the property's greatest attractions. The village enjoys a genuine sense of community, with welcoming neighbours and a relaxed atmosphere that immediately makes you feel at home. Beyond the village, an extensive network of footpaths and country lanes provides endless opportunities for walking and cycling through the surrounding countryside, while excellent schools, shops and everyday amenities are all within easy reach in nearby towns.

*Reflecting on their time here, the owners say they will miss the peace, the space and the feeling of coming home to such a beautifully designed property. More than anything, Fir Tree Barn has given them a lifestyle centred around comfort, quality and connection—to nature, to family and to the welcoming community around them. They hope its next owners will embrace everything the home has to offer, from its exceptional living spaces to the wonderful countryside on the doorstep, creating many happy memories of their own for years to come.**

* 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 landing has a contemporary light fitting over the stairs, smoke alarm, down lighters, thermostat. The main bedroom is an impressive and spacious room with a high vaulted ceiling and a side dormer window. Reading lights, dressing room with a radiator and a Velux window. The en-suite has a fully tiled double width shower enclosure with an opaque screen and a power shower. Tiled floor, ladder radiator, washstand with drawers beneath and a circular ceramic sink unit with mixer tap. Mirror/light fitting, shaver socket, low-level WC, quality wall tiling, Velux window.

The second bedroom is an equally impressive room also having a high vaulted ceiling giving a really spacious and bright feeling to the room. Reading lights, loft access, front and rear dormer windows. This ideal guest bedroom also has a smart en-suite with a fully tiled shower enclosure with curved screen and a power shower. Washstand with circular wash hand basin and storage, low-level WC, ladder radiator. Tiled floor and half walls, down lighters, extractor fan, Velux window.

Bedroom 3 has smart freestanding wardrobes and adjacent shelving, radiator, front window. Bedroom 4 also has a radiator and a front window. The bathroom has a white Aquaroc slipper bath with mixer tap. Washstand with inset basin, ladder radiator, mirror/light fitting, shaver socket. Quality floor and wall tiles, low-level WC, down lighters, opaque side window.













OUTSIDE

Frontage

The house has a stone capped wall across the front with a shingle fore garden. There is a central front door and an attractive oak storm porch.

Carport & Parking

To the right of the house is the carport with fitted wooden double gates. This allows two cars to be parked off road, either side of the gates when closed. The Mitsubishi air source boiler is located here, electric car charging point, outside lighting. There is further on road parking close to the front of the house for visitors.

Rear Garden

The rear garden has been designed and well landscaped to offer privacy and low maintenance. Surrounding the brick built rear wing of the house is a large L-shaped terrace accessed from the bi-fold doors off the kitchen. There is outside lighting and a level lawn area with a high reclaimed stone and brick capped retaining wall. Across the rear boundary is a slightly raised section of garden with a conifer and a mature Scots pine tree screening the property. The garden measures 16.4m by 7.9m average and is enclosed by high wooden close boarded fencing. There are open views to the rear of the property above the rear reclaimed stone wall.

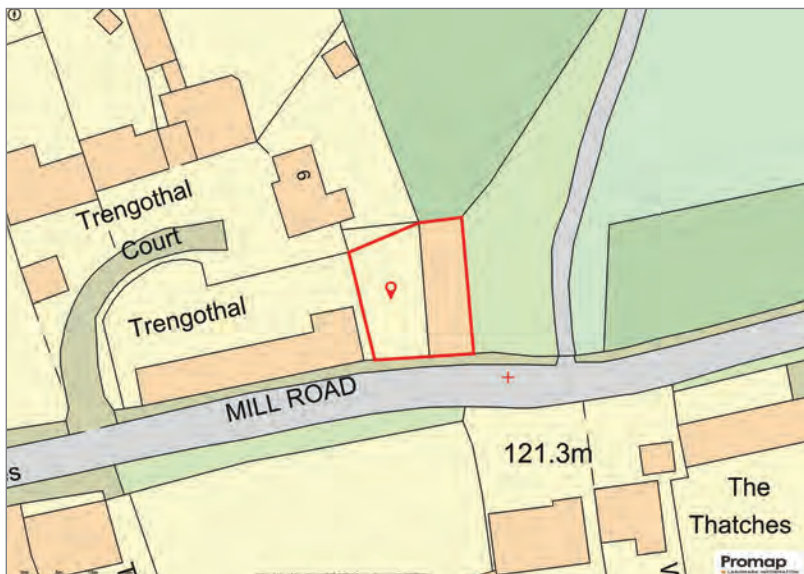




LOCATION

Whitfield is a mainly limestone village tucked away off the A43 with easy access to the market towns of Brackley and Towcester. In the village there is a church which was restored in 1870 containing some interesting stained glass windows from the school of William Morris. Local amenities include The Sun Inn Public House/Hotel, the parish church and the village hall. Nearby Brackley, Towcester and Northampton all offer a wide range of shopping and leisure activities, coupled with a wide and excellent choice of both state and independent schooling to suit all needs. Brackley is 3 miles away, and is a vibrant and friendly market town, Oxford, Bicester and Milton Keynes are all within easy travelling distance for work or mainline train stations.





Local Authority

West Northamptonshire Council.

Telephone (0300) 126 7000.

Council Tax Band 'F'.

Payable is £3,436.78p (1/4/2026 – 31/3/2027).

Tenure

Freehold.

Services

Mains electricity, water, drainage, air-source under floor and radiator central heating, BT.

Directions

Whitfield is just off the A43 3 miles from Brackley accessed just off the A43. As you enter the village, you will swing left, and Fir Tree Barn can be easily found on your left hand side centrally within the village. There is a Fine & Country for sale board outside to help identify the house. Use NN13 5TQ for Satellite navigation.

Viewing Arrangements

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

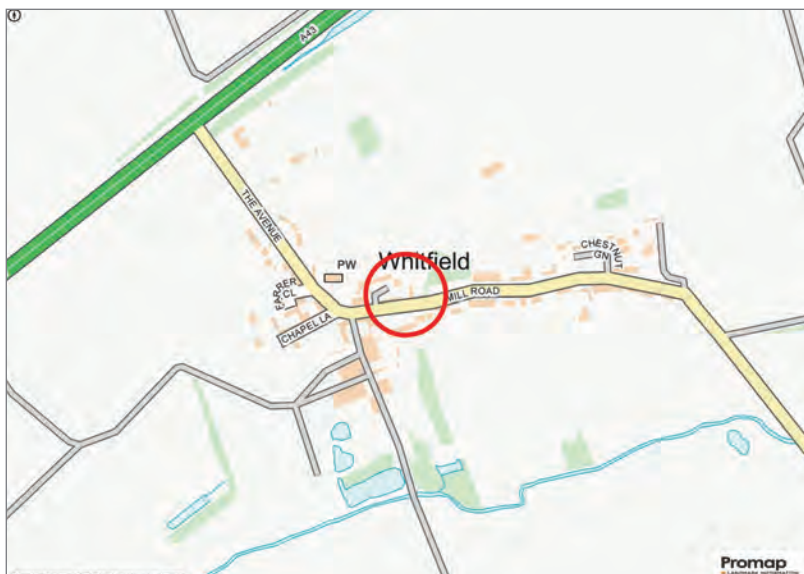
Opening Hours

Monday to Friday 9am–8pm

Saturday 9am–6pm

Sunday By prior arrangement

Guide price £750,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Fir Tree Barn, Mill Road, Whitfield, Brackley

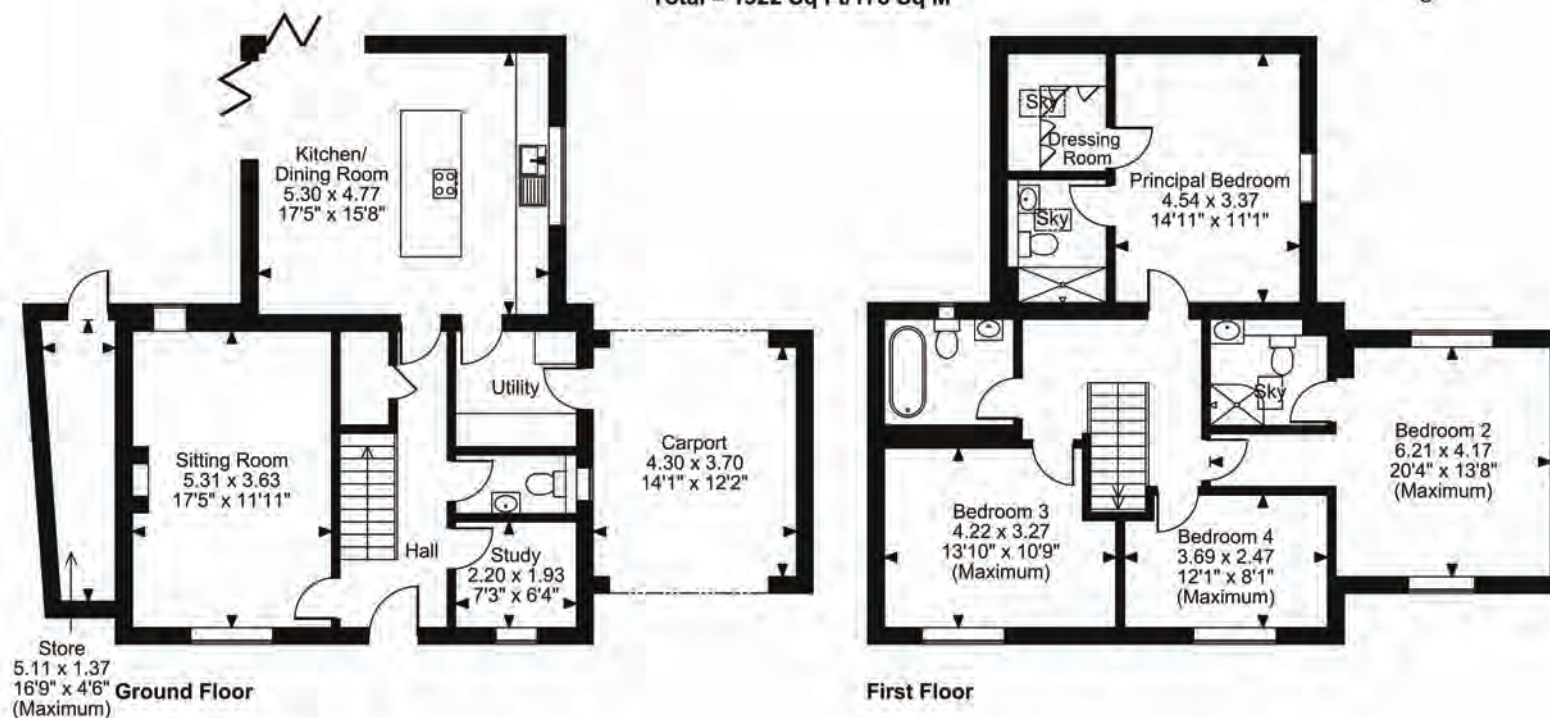
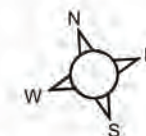
Approximate Gross Internal Area

Main House = 1691 Sq Ft/157 Sq M

Carport = 166 Sq Ft/15 Sq M

Store= 65 Sq Ft/6 Sq M

Total = 1922 Sq Ft/178 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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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 14.07.2026





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, Chris started his very enjoyable estate agency career 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 the small village of Hanwell for 36 years with Liz, his wife of 40 years, 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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