



Tudor Ridge
Upper Street | Tingewick | Buckinghamshire | MK18 4QH

 FINE & COUNTRY

TUDOR RIDGE



An excellent family home in sought after location with outstanding entertaining spaces, five bedrooms, an indoor swimming pool and large two storey barn, ideal for conversion to annex accommodation. There is ample parking for more than ten cars and internal viewing is essential to appreciate the accommodation on offer.



Set in a sought after location this large family home and is ideal for those who like to entertain. Renovated to modern standards with a Loxone Home Automation system providing set and forget underfloor heating downstairs and in bathrooms. CAT 7A cabling throughout provides networking for the future.

Upon entering, the hall has generous fitted storage cupboards, access to a good sized study and games room, whilst stairs rise to the first floor.

Without doubt, one of the main selling features of this home is the large family area comprising of a breakfast kitchen, dining area and a superb and substantially sized entertainment room.

The hand painted Willow Bank kitchen has a range of units, a central island/breakfast bar and direct access to the dining area, which has space for a table to seat ten guests.

From the kitchen there is access to the cloakroom which in turn leads to a utility room/WC.

The entertainment room is simply stunning with ample floor space making it an ideal setting for any social gathering, whilst Bi-Fold and French doors to three elevations provide good natural light.

There is also a separate sitting room with open fire which has windows to the rear, along with French doors to the side.

The first floor landing provides access to the bedrooms.

The feature bedroom is of an excellent size and has two windows to each side and French doors Opening to rear views with a glass Juliet Balcony.

There is also a dressing room and en-suite which the sellers are in the process of completing in readiness for completion.

There are four further bedrooms, a wet room and a family bathroom, also currently being completed.

The property also benefits from an outbuilding which houses an indoor swimming pool with changing facilities and a steam room. To the other side of the garden, a large two storey barn can be found which, subject to the relevant permissions, would make for an excellent annexe or work premises.

The beautiful rear garden is mainly laid to lawn and along with many mature trees and a superb sun terrace, ideal for alfresco dining.

Also benefiting from a double garage and parking to the front of the house for around ten cars, this is a home not to be missed.













SELLER INSIGHT

“ Having owned the property for 13 years, Martin and Rebecca have created a truly exceptional family home that reflects their vision, lifestyle and passion for thoughtful design. Initially attracted by the space, potential and unique position set back from the road, they recognised the opportunity to transform the property into something remarkable — a home that combines modern living with warmth, flexibility and a strong connection to its surroundings.

From the beginning, careful consideration was given to how the family wanted to live and entertain. The result is an incredibly versatile home with beautifully connected open-plan spaces that work equally well for everyday family life, relaxing evenings and larger gatherings. The layout has been designed to evolve with changing needs, allowing rooms to adapt in purpose while maintaining a wonderful sense of flow throughout.

The owners particularly love the way the home balances contemporary comforts with a welcoming atmosphere. Rebecca carefully selected a complementary palette throughout, creating a natural harmony between each area while allowing individual spaces to retain their own character. The combination of modern features, thoughtful detailing and carefully chosen furnishings creates a home that feels stylish yet comfortable.

Light plays an important role throughout the property, with the rear of the home benefiting from extensive glazing that fills the principal living areas with natural light and frames beautiful views across the surrounding countryside. The gardens provide a constantly changing backdrop, with horses grazing in the nearby fields and numerous places to sit and enjoy the views from sunrise through to sunset. Whether relaxing outside during summer evenings or enjoying cosy winter nights by the fire, the home offers a wonderful connection with the seasons.

The outdoor spaces are equally impressive, designed for both relaxation and recreation. There are multiple areas to enjoy throughout the day, from dining and entertaining on the main patio to seeking shade in the garden hut or following the last

rays of sunshine at the end of the garden. The generous grounds provide space for everything from barbecues and family gatherings to games, hobbies and outdoor activities.

Entertaining has always been central to life here, with the owners hosting memorable occasions including private dining events for more than twenty guests, where chefs have prepared bespoke meals within the impressive kitchen space. The home has also been the setting for many family celebrations and special moments, creating lasting memories over the years.

A significant renovation programme has ensured the property meets modern expectations, including a redesigned ground floor layout, underfloor heating, upgraded insulation, new windows, a Loxone smart home system, CAT7A networking and integrated speaker cabling throughout. The result is a home that combines intelligent technology, comfort and efficiency while retaining a warm and inviting feel.

Beyond the property itself, the surrounding villages offer a wonderful sense of community, with friendly neighbours, regular social events and a welcoming atmosphere. The location is particularly attractive for families, with excellent schooling options nearby, alongside easy access to Buckingham, Milton Keynes, Bicester Village and Silverstone.

For Martin and Rebecca, this has been far more than a renovation project — it has been their dream home and a place created for family life, entertaining and making memories. While they will miss everything about the property, they hope the next owners will enjoy the same incredible lifestyle and make it their 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.

















LOCATION

Tingewick is situated around two miles West of Buckingham 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. Tudor Ridge falls in the catchment area for the Royal Latin Grammar School.





Services, Utilities & Property Information:

Tenure: Freehold

Council Tax Band: G

Local Authority: Aylesbury Vale District Council

EPC Rating: C

Property Construction: Brick and block external walls and tiles walls

Electricity Supply: 3 phase electricity supply

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Gas fired central heating

Broadband: FTTH/FTTP Ultrafast broadband connection available with a download speed of 900mbps. 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 10 cars

Restrictions

The property is located within a conservation area. Please contact the Agent for further information.

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>

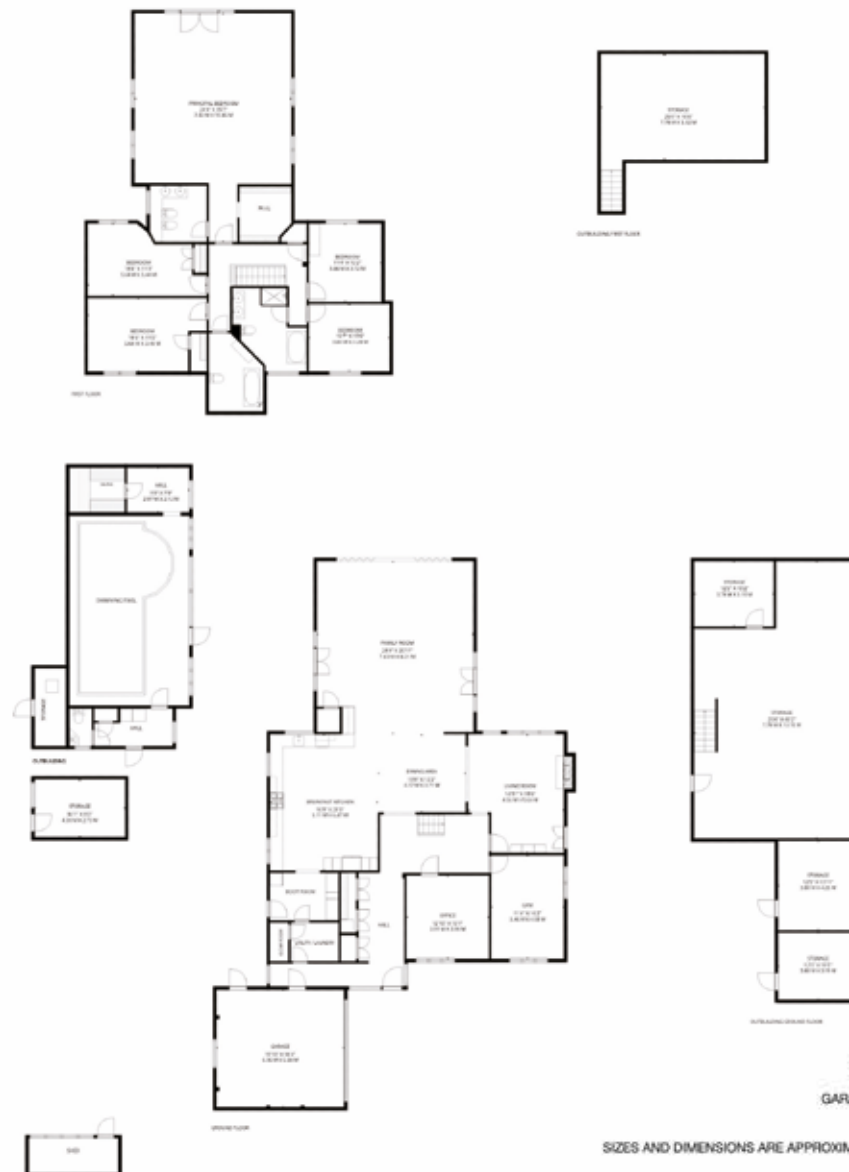
Opening Hours:

Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

Offers over £ 1,200,000



GROSS INTERNAL AREA: 4575 sq ft, 425 m2
 LOW CEILINGS: 153 sq ft, 16 m2
 GARAGE, SHED & OUTBUILDING: 2487 sq ft, 232 m2

OVERALL TOTALS: 7215 sq ft, 673 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Printed xxx.xx.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



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!”

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

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