



LOWER TADMARTON HOUSE

Lower Tadmarton, Oxfordshire



A SUBSTANTIAL COUNTRY HOUSE WITH ANCILLARY
ACCOMMODATION, RURAL VIEWS AND APPROXIMATELY 6
ACRES, CLOSE TO SOHO FARMHOUSE.

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Local Authority: Cherwell District Council
Council Tax band: G
Tenure: Freehold

Services: Mains water, Fuse energy, Septic tank and Propane gas cooking facilities



THE PROPERTY

Lower Tadmarton House occupies an attractive rural position and enjoys far-reaching views across the surrounding Oxfordshire countryside. Extending to approximately 4,738 sq ft, the property provides exceptionally well-balanced accommodation together with a detached annexe, extensive garaging and useful outbuildings, creating a highly versatile country home. Arranged around an impressive reception hall with a sweeping staircase and galleried landing, the house has been designed with both family living and entertaining in mind. The principal reception rooms include a generously proportioned sitting room centred around a substantial stone fireplace, whilst the kitchen/breakfast room forms the heart of the home. Extending to over 27 ft in length and fitted with bespoke cabinetry, a central island, a traditional-style electric AGA, and integrated appliances, the kitchen opens into the adjoining family/dining room and sun room, creating excellent day-to-day living and entertaining space.





MORE ABOUT THE PROPERTY

The bedroom accommodation is elegantly arranged across the first and second floors, offering an exceptional balance of luxury, comfort and versatility. The impressive principal suite enjoys a particularly desirable position within the house, featuring a spacious bedroom, dressing area, en suite bathroom and a private balcony commanding beautiful views across the grounds and surrounding countryside.

Four further generously proportioned double bedrooms are situated across the upper floors, each benefitting from its own stylishly appointed en suite bathroom, ensuring both privacy and convenience for family members and guests alike. A striking galleried landing provides an ideal space for home working, reading or relaxation, further enhancing the sense of light and openness that characterises the home.

Thoughtfully designed for modern family living and effortless entertaining, the layout offers outstanding flexibility, complemented by elegant proportions, abundant natural light and picturesque outlooks throughout.





OUTSIDE...

The property is approached via a sweeping gravel driveway leading to extensive parking, a detached garage block and ancillary accommodation. A separate annexe provides valuable additional space and is ideally suited for guest accommodation, home working or multi-generational living.

A further feature is the range of outbuildings, including a stable block comprising three stables and a store, offering potential for private equestrian use or a variety of other countryside pursuits. The gardens and grounds have been carefully maintained and enjoy a high degree of privacy whilst taking full advantage of the outstanding rural setting.





LOCATION

Lower Tadmarton House is situated on the edge of the sought-after village of Lower Tadmarton, surrounded by rolling North Oxfordshire countryside and enjoying immediate access to an extensive network of footpaths and bridleways. Nearby Banbury, Chipping Norton and Woodstock provide a wide range of shopping, dining and everyday amenities, whilst Oxford offers a comprehensive selection of cultural, educational and recreational facilities.

Communications are excellent, with convenient access to the M40 and rail services from Banbury providing regular connections to London Marylebone. The combination of substantial family accommodation, ancillary accommodation, useful outbuildings and a highly desirable rural setting makes Lower Tadmarton House a rare and versatile country property.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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