



The Old White Hart  
Tanners Lane | Adderbury | OX17 3ET

 FINE & COUNTRY

# THE OLD WHITE HART

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A beautiful and highly individual character residence, believed to have originated as a pair of 16th-century thatched cottages and later serving as a public house from 1743 for over 250 years, now transformed into an exceptional family home. Rich in historical provenance, the property has been carefully adapted for modern family life, offering versatile and well-balanced accommodation that blends period charm with thoughtful contemporary design, all set within a most sought-after village location.

The layout lends itself equally well to everyday living, entertaining and home working. The accommodation includes a welcoming entrance hall, ground floor shower room, generous kitchen with dining area, sitting room, TV room, study, five bedrooms, three bathrooms and an impressive mezzanine room. Outside, there is a traditional oak-framed double carport with rear shed and a home office above, parking for four vehicles and a stunning rear garden.

A rare opportunity to acquire a home of such character and provenance in this highly regarded village, best appreciated on internal viewing.



A beautiful character residence, formerly a public house and sympathetically converted in 2001, now presented as a highly versatile and well-balanced family home. The Old White Hart has been meticulously maintained and finished to a high standard, successfully marrying period features with thoughtful modern design.

The welcoming entrance hall is filled with natural light and features exposed brickwork and stone flooring. The principal sitting room is rich in character, with a Georgian inglenook fireplace, exposed beams and window seating, while stairs lead to a separate TV room and the lower ground floor below. The open-plan kitchen forms the heart of the house, offering generous space for dining, integrated appliances, stone floors and direct access to the rear garden. A study, ground floor shower room and an additional bedroom complete the ground floor accommodation.

The first floor provides four well-proportioned double bedrooms, each with its own individual character and built-in storage, served by three modern bathrooms, two of which are en suite. On the top floor is a further double bedroom, along with a striking mezzanine area offering excellent flexibility for additional living, working or creative space.

Externally, the property benefits from a double carport with a home office above, parking for four vehicles and a beautifully presented rear garden. A rare and appealing village home that must be viewed internally to be fully appreciated.

#### Ground Floor

Upon entering, the hall has stone flooring, a useful cloaks cupboard, and stairs which rise to the first floor.

The large dining kitchen is the real hub of the home and has stone flooring, ample work surfaces, windows to the front and rear elevations, a useful pantry, a second staircase to the first floor, a spacious dining area with space for a table to seat eight guests, an additional storage cupboard and a stable door to the side.

The sitting room enjoys some lovely character features to include the original Georgian open fireplace with salt cupboard, storage cupboard and exposed beams and has enough space at the one end to house a grand piano.

There are two windows to the front and a door providing access to the TV room.

To the left of the entrance is a light-filled bedroom featuring a vaulted ceiling and French doors opening onto the garden, served by an adjacent wet room with fully tiled walls and flooring, incorporating a shower, wash hand basin and WC. Also on the ground floor is a study, ideal for home working, along with a further guest bedroom, which also enjoys French doors providing direct access to the garden.

#### Lower Ground floor –

From the TV room, a set of stairs leads down to the lower ground floor room which is currently a gym with room for an exercise bike, gym bench and floor equipment. The room has previously been a child's playroom. Natural light is provided by a heritage Velux window at street level, which replaced the former drayman's entrance.







# Seller Insight

“Tucked quietly along Tanners Lane in the heart of West Adderbury, this exceptional period home has been the much-loved family residence of the owners, Gareth and Sarah, since 2007, and it is a property that immediately conveys warmth, character, and a deep sense of belonging.

From the outset, what drew them in was the house's unmistakable presence and history: a home with a story to tell, rich in period charm yet refreshingly practical for modern family life. It has never felt like a house to admire from a distance; instead, it is one designed to be lived in fully, comfortably, and joyfully. Despite its central village position, the setting offers a rare feeling of privacy and calm, with Tanners Lane feeling pleasantly tucked away while remaining closely connected to everything the village has to offer. A discreet driveway leads to an oak-framed carport, above which sits a dedicated office space that has proved invaluable, particularly in recent years.

Inside, the house reveals a layout that has evolved effortlessly alongside family life, accommodating everything from busy school mornings and working from home to teenagers seeking independence and quieter corners. The kitchen and dining space has naturally become the heart of the home, the place where everyone gravitates, while the main sitting room offers a more restful retreat for evenings, and the mezzanine room has flexed over the years as a reading nook, homework zone, games room, and teenage hangout. Light moves beautifully through the house, creating bright, energising spaces during the day and a warm, cosy atmosphere in the evenings, especially in the sitting rooms.

Outdoors, the landscaped garden has been a constant backdrop to family life, feeling like a true extension of the house: a place for play, dogs, summer dining, and quiet moments with a coffee. Just minutes away, the Lucy Plackett Playing Field and surrounding green spaces further enhance the lifestyle on offer. The home has hosted countless gatherings, from relaxed barbecues to festive Christmases with twelve around the table, and it is the sort of house where friends naturally gather, comfortable and unforced.

Thoughtful improvements over the years have focused on preserving the building's character while enhancing everyday comfort, including the creation of the carport and office and the conversion of the former pub beer cellar into a gym and playroom.

Above all, the house reflects the owners' values: family, community, flexibility, and living well rather than simply impressively. Adderbury itself plays a huge part in the appeal, offering a vibrant village life with clubs, sports, strong amenities, and traditions such as the Morris dancers who perform outside the house each year. Friendly neighbours, excellent local facilities, and easy access to nearby villages and Banbury complete the picture. What will be missed most is not just the house itself, but the life it has held: children growing up, family milestones, dogs roaming the garden, and the unmistakable feeling of a home that has flexed, supported, and enriched every chapter of family life.

\* 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

With multiple windows which provide excellent natural light, the landing is accessed via either of two staircases and has ladder stairs which lead to an excellent mezzanine room above. The landing is divided by a midway door with access to all first-floor accommodation. There is a further window and window seat and fitted shelving.

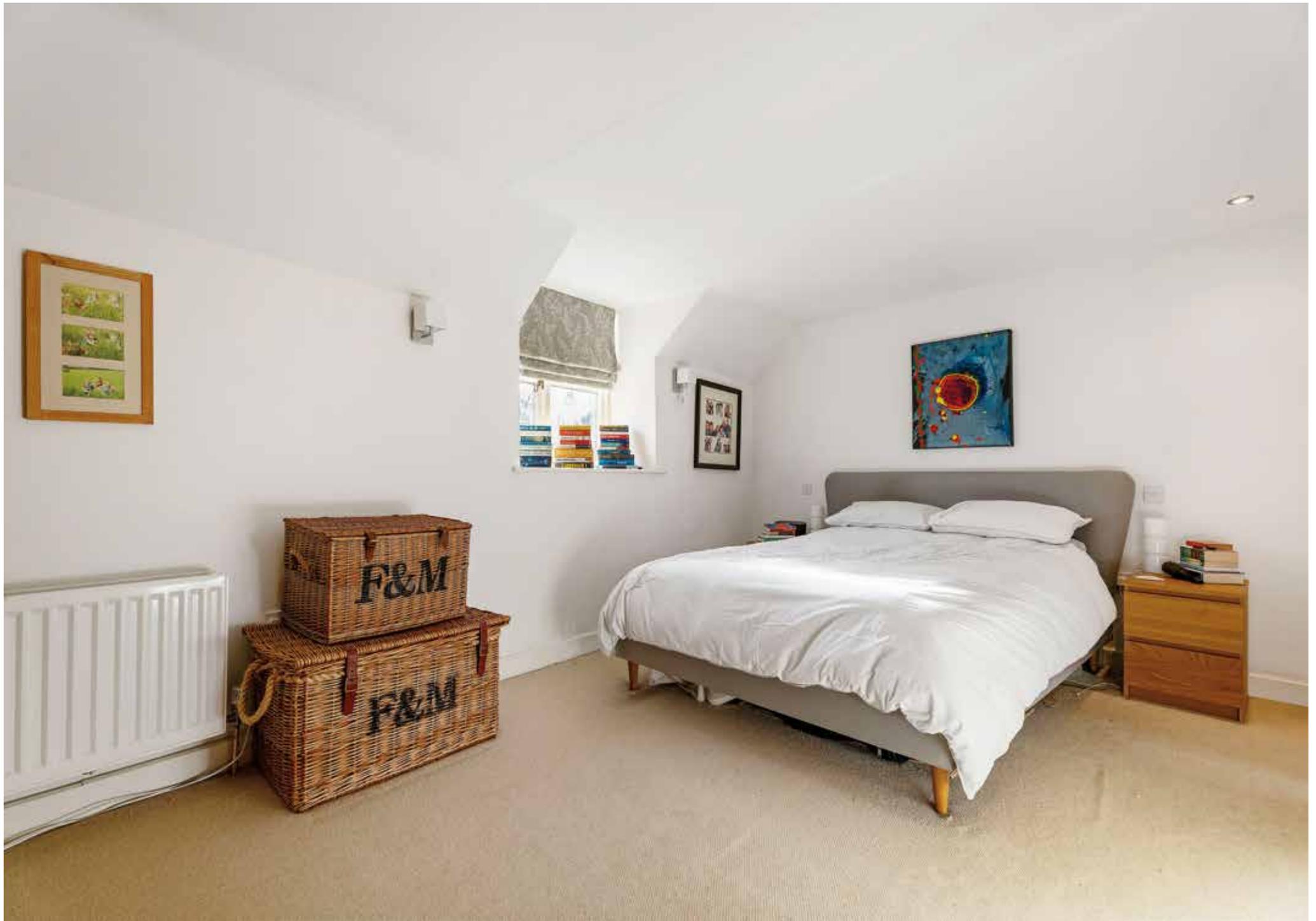
The feature bedroom has a window to the front, mantel to original fireplace and steps which lead to a lovely en-suite shower room.

The first-floor guest bedroom has two built in wardrobe cupboards, a window to the front and access to an en-suite wet room.

There are two further bedrooms on this level, both served by the family bathroom accessed from the main landing. One bedroom is approached through an original ledged and planked door and features a built-in wardrobe, beamed ceiling and vertical timber walling. The second bedroom also benefits from a built-in wardrobe and a window with charming window seating.













## Outside

The rear garden is beautifully presented and is also of a good size.

The garden is mainly laid to lawn and complemented by a delightful sun terrace with gated access to the front, as well as a smaller patio area at the far end of the garden. A mature hedge separates the garden from the driveway, with a variety of established shrubs and trees providing privacy and year-round interest.

The Old White Hart also benefits from a traditional oak framed double carport with a large home office above, shed to the rear and parking for around four cars.

A rare and beautifully balanced village home, offering history, flexibility and lifestyle in equal measure.





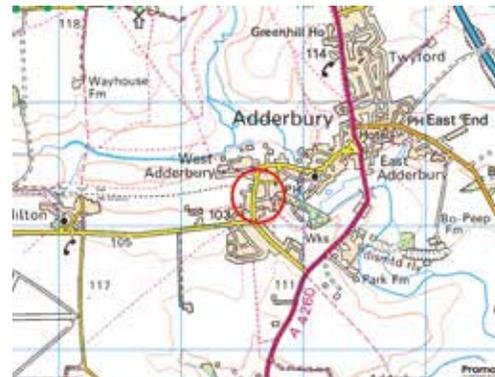
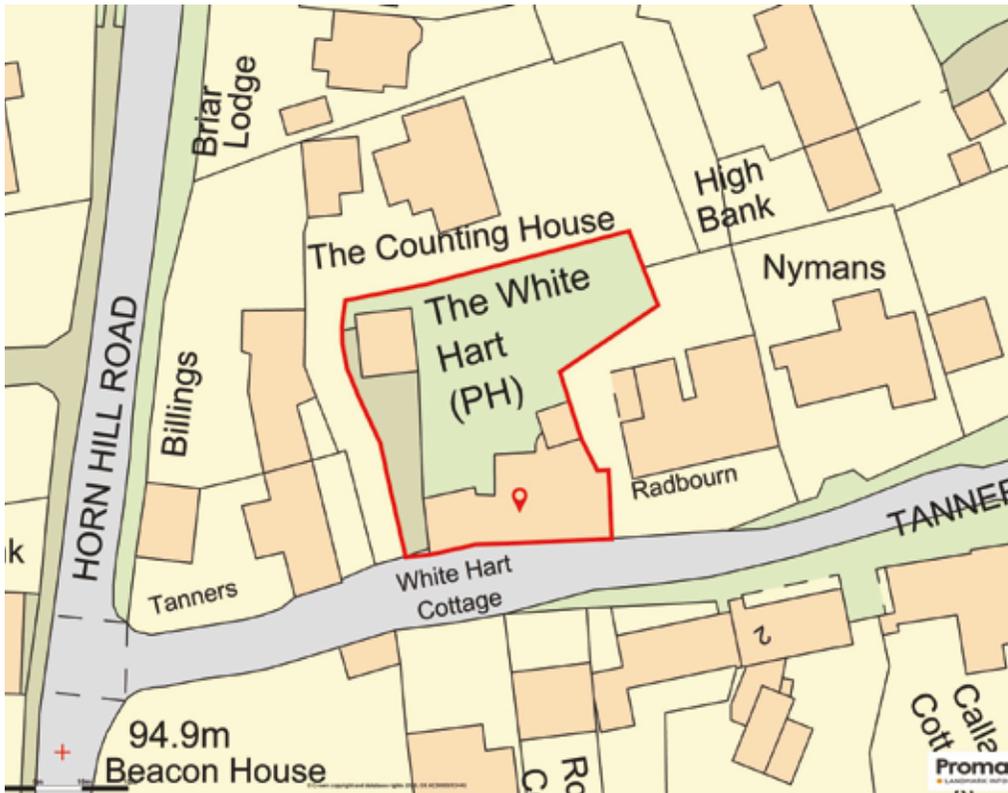
# LOCATION

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Adderbury remains one of North Oxfordshire's most consistently sought-after villages, offering a range of everyday amenities including a village shop, café, hairdressers and several well-regarded public houses. Primary schooling is available within the village, while secondary education is provided at The Warriner School in nearby Bloxham, approximately three miles away, with school transport available. A selection of highly regarded independent schools can be found in the surrounding area, including Bloxham, Tudor Hall, Winchester House and Stowe.

The village is situated around three miles south of Banbury and is ideally placed for access to the M40 motorway via Junctions 10 and 11, providing excellent links to Oxford, Birmingham, Bicester and London. Banbury also offers a mainline rail service to London Marylebone, with journey times of under an hour.





### Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Oxfordshire County Council and Cherwell District Council

EPC Band: D

Property Construction: Standard construction – stone and tile

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Gas fired central heating. Underfloor heating to the ground floor (except study).

Broadband: FTTH/FTTP Ultrafast broadband connection available. Ultrafast broadband is available with a download speed of 2,000mbps. 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 available for 4 cars

Special Note: The Property sits within the Chancel repair area of St Marys, Adderbury and is suitably insured and will be passed to the insured's successors in title. The property is located within a conservation area. Please contact the Agent for further information.

Rights & Easements: Small area of shared driveway with the next-door neighbour, separated by a 5 bar gate.

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07736 937633

### Website

For more information visit F&C - <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

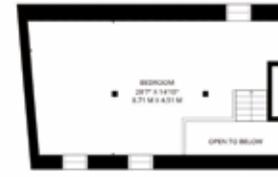
*Offers over* £1,250,000



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



SECOND FLOOR



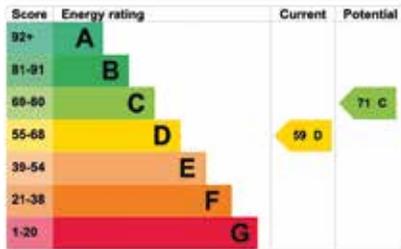
LOWER FLOOR



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA: 3506 sq ft, 326 m2  
 LOW CEILINGS & OPEN TO BELOW: 321 sq ft, 30 m2  
 GARAGE: 353 sq ft, 33 m2

**OVERALL TOTALS: 4180 sq ft, 389 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 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



*“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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