

Ashridge House
The Green | Warmington | Banbury | Oxfordshire | OX17 1BU

FINE & COUNTRY

ASHRIDGE HOUSE

An outstanding country home in a sought after location that comprises entrance hall, cloakroom/WC, breakfast kitchen, formal dining room, sitting room, sun room, three bedrooms in the main house, each with an en-suite and a separate annexe with kitchen/sitting room, dining room, shower room, two bedrooms and separate wc.

Standing within beautiful gardens and benefiting from a garage and parking for six cars, this stunning home is offered with NO UPWARD CHAIN



Ground Floor

Upon entering, the hall has original tiled flooring, stairs rising to the first floor and French doors to the rear.

The superb breakfast kitchen has a central island with breakfast bar, ample work space, Belfast sink unit, integrated fridge/freezer, dishwasher and wine fridge, freestanding oven, a window to the side, and a stable door and patio door to each side.

The utility room has space for appliances, a door to the side and access to the cloakroom/WC.

For formal occasions, the dining room is the perfect place to host a dinner party.

There is a wood burning stove in a stone surround, three windows, exposed beams and space for a table to seat ten guests.

The sitting room has exposed beams, a double ended wood burning stove in a stone surround and two windows to the front.

Completing the ground floor accommodation is the superb sun room which benefits from the double ended wood burning stove from the sitting room, exposed beams, windows to three elevations and French doors which open out to the beautiful sun terrace.




F&M



Seller Insight

“Having been lovingly enjoyed by the owners as a treasured family retreat for the past six years, this exceptional home combines timeless character with contemporary comfort in a setting that offers both privacy and charm. Drawn initially by the practicality of its layout and the beauty of its mature, secluded gardens, the owners found what many period properties lack — a home where character and functionality exist in perfect harmony.

Set back from the village green and approached via a gravel driveway, the property enjoys a wonderfully private position, surrounded by generous neighbouring gardens yet remarkably unoverlooked. From the moment you arrive, there is an undeniable sense of peace and seclusion, while the house itself exudes warmth and personality. Exposed beams throughout lend a rich, rustic atmosphere, complemented by a carefully curated country-chic interior created through an extensive programme of thoughtful redesign and renovation.

Every room has its own distinct charm. The beautifully appointed kitchen, with patio doors that open effortlessly onto the garden, is centred around a welcoming island, and has become the natural gathering place for family and friends, while the sitting room, with its original walls and charming alcoves where birds return to nest each year, offers a wonderful sense of history. One of the most distinctive features is the dual-sided fireplace linking the conservatory and sitting room, creating a cosy ambiance throughout the cooler months. In winter, the owners particularly enjoy evenings spent in the conservatory beside the roaring fire, while in summer, blurring the boundaries between inside and out.

Upstairs, all bedrooms have been thoughtfully redesigned and benefit from their own en-suite facilities, offering an exceptional degree of comfort and practicality. Flooded with natural light from numerous Velux windows, the principal suite is especially impressive, featuring it’s own dressing area and the luxury of blackout blinds for restful mornings. From every bedroom, beautiful sunrises can be enjoyed, while the rear guest room boasts uninterrupted views across rolling countryside stretching far into the distance.

The gardens are equally enchanting. Established by a previous owner with a passion for horticulture, they provide year-round colour and interest, with mature planting and a magnificent purple plum tree creating a picturesque setting. The secluded patio offers a peaceful place to relax, while a newly created garden retreat overlooking the pond presents exciting possibilities as a home office, studio or sanctuary.

A particularly valuable addition is the beautifully converted two-bedroom guest house, transformed from a former garage into self-contained accommodation complete with living space, kitchenette and French doors opening onto the driveway. Perfect for visiting family, older children or multi-generational living, it significantly enhances the flexibility of the property.

*Filled with memories of long summer days, barbecues and magical family Christmases, this has been a true labour of love. Described by the owners as “the perfect home”, it is with genuine sadness that they prepare to leave. What they will miss most is simply everything — the character, the beauty and the countless moments of happiness that have made this such a remarkable place to call home.**

* 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.










MELISSA HEMSLEY
WASH UP

First Floor
To the first floor, the split level landing has windows to the rear, velux windows, useful storage and access to an office area which is currently used as a recording studio.

The feature bedroom has wood flooring, two velux windows, access to a dressing room which leads to a stunning en-suite with a freestanding bath and separate walk in shower.

The guest bedroom has a velux window and access to an en-suite.

The first bedroom is also a good sized double and also benefits from an en-suite.








Love










E











Annexe

Ashridge House also comes with an outstanding annexe which is ideal for an additional income, to provide accommodation to an elderly relative or to allow teenage children to live independent.

The annexe has an open plan kitchen with sitting area, dining room, ground floor shower room, two first floor double bedrooms, both serviced by a WC.







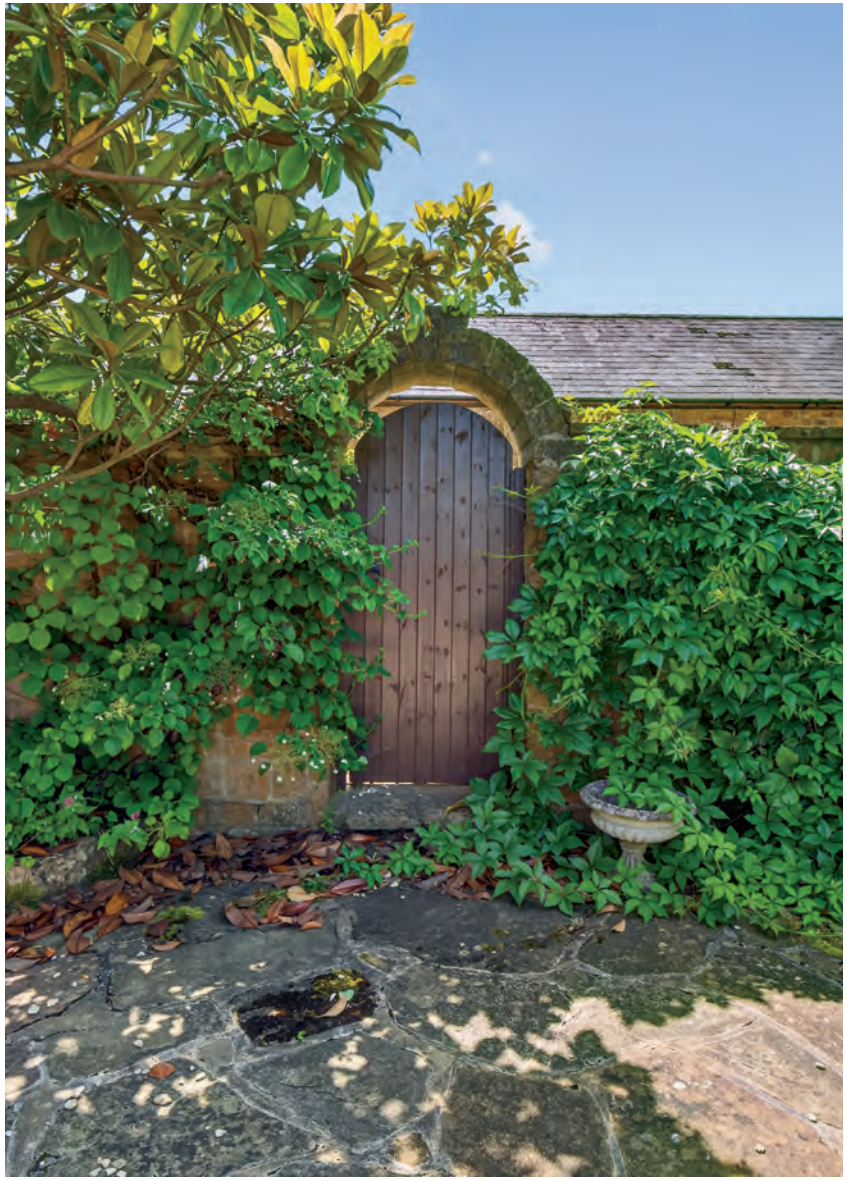






Outside
The beautiful gardens have many mature trees, established shrubs, a superb sun terrace and an outdoor cabin which would make an excellent gymnasium or home office.

Also benefiting from a single garage and parking for six cars, this wonderful home is offered with no upward chain and must be viewed to be appreciated.





LOCATION

Warmington is situated around five miles North-West 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.

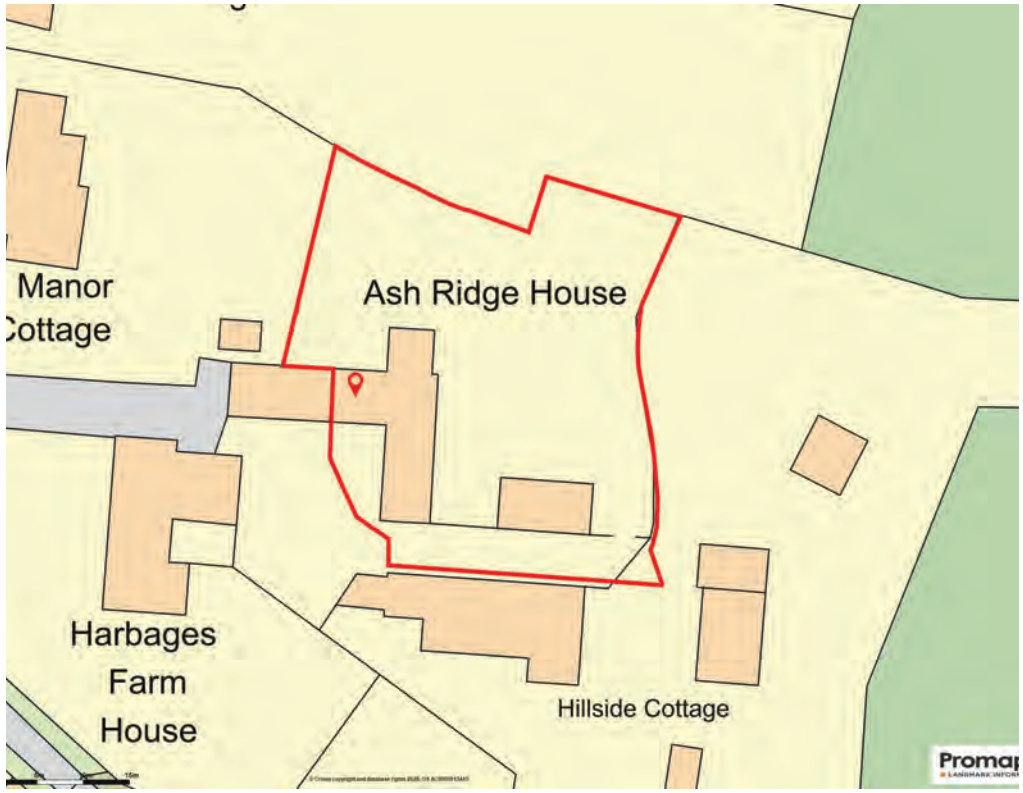









THE NATIONAL TRUST
BRACKLEY
PARK







Services, Utilities & Property Information:
Tenure: Freehold
Council Tax Band: G
Local Authority: Stratford on Avon District Council
EPC Rating: House D | Annexe D
Property Construction: Standard construction – stone and tile
Electricity Supply: Mains
Water Supply: Mains
Drainage & Sewerage: Mains
Heating: Oil fired central heating
Broadband: FTTC or FTTH or Cable Ultrafast broadband connection available with a download speed of 950 mbps. 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 six cars
Total Internal Floor Area: 2,956 sq.ft

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

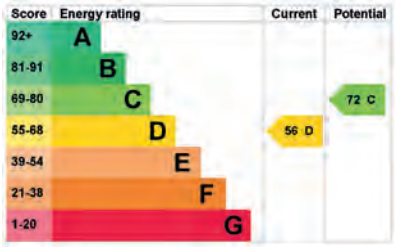
Website
For more information visit https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents

Opening Hours:
Monday to Friday - 9.00 am - 6 pm
Saturday - 9.00 am - 5 pm
Sunday - By appointment only

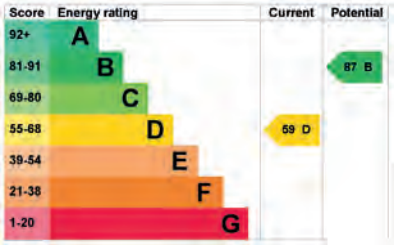
OIRO £1,100,000

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Main House



Annexe





GROSS INTERNAL AREA: 2956 sq ft, 275 m2
LOW CEILINGS: 194 sq ft, 18 m2
OUTBUILDINGS & OUTSIDE STORAGE: 479 sq ft, 45 m2

OVERALL TOTALS: 3629 sq ft, 338 m2

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

Property Redress

APPROVED CODE TRADINGSTANDARDS.UK

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FINE & COUNTRY



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

"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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