



Aldebaran
Mixbury | Brackley | Northamptonshire | NN13 5RR

 FINE & COUNTRY

ALDEBARAN

A spacious detached village non-estate house with planning to largely extend, set in large private gardens, with a meadow and paddock extending to just over 3 acres



Ground Floor

There is a tiled storm porch and a wooden casement door opening to the spacious entrance hall. A turned staircase rising to the first floor, covered ceiling, telephone point, smoke alarm. The cloakroom has a low-level WC, pedestal wash-hand basin, opaque side window. The main living room is a bright dual aspect room with a feature open fireplace with a stone chimneybreast and hearth. A large picture window overlooks the frontage and sliding patio doors give a fine vista across the colourful rear garden. The separate dining room has a covered ceiling, serving hatch and plenty of room for a large farmhouse table and eight chairs for regular entertaining. This room also has a wide picture window giving great views of the gardens. The office has a telephone point, covered ceiling and a front window. The kitchen provides a good range of Beech fronted eye-level cupboards with under lighting. There are two drawer sets, plenty of base cabinets, Bosch integrated appliances include a dishwasher, electric 4-ring halogen hob with concealed extractor hood, electric fan-assisted double oven, tall integrated fridge unit. There are work surface areas with a Franke acrylic sink unit, ceramic tiling, tiled floor, side window. The adjacent utility room has a wide Belfast enamel sink, plumbing facilities, Worcester oil-fired boiler, covered ceiling and wall ventilation. RCD consumer unit, double-glazed window and door leading to the gardens with an outside cold-water tap.





Seller Insight

“ Having been cherished by the same family for many years, this wonderful home offers a rare combination of privacy, tranquillity and community spirit. The owners were first drawn to the property when the original plot was discovered during a house-hunting trip following a relocation to Milton Keynes. Although the house had yet to be built, the peaceful setting at the end of a private lane immediately stood out, and it has remained a much-loved family home ever since.

Set within beautiful grounds and surrounded by mature trees, the property enjoys a wonderfully secluded position without feeling isolated. Over the years, the owners have carefully nurtured both the house and gardens, creating a lifestyle centred around enjoying the outdoors. Plum trees planted by the owner line the meadow, providing fruit for homemade preserves and cordials, while extensive vegetable growing areas have supported a rewarding “good life” lifestyle. The gardens have also been a source of great enjoyment, with perennial flower beds lovingly established and maintained, even featuring in the village’s Open Gardens scheme.

Family life has flourished here. The grounds provided a safe and idyllic environment for two children to grow up surrounded by nature, while the spacious and practical layout of the house has easily accommodated changing family needs. The lounge, which extends the full length of the property, is a particular highlight, benefiting from dual-aspect windows that frame views across both the front and rear gardens. Throughout the seasons, the house offers a constantly changing backdrop, from carpets of snowdrops in early spring to the spectacular plum blossom that transforms the grounds later in the year.

The property enjoys exceptional natural beauty throughout the day. Woodland views create a peaceful outlook from many rooms, while sunsets are often breathtaking. During the colder months, the regularly maintained wood-burning fire becomes the heart of the home, creating a warm and welcoming atmosphere after a day spent outdoors. Two generous bathrooms provide further comfort and practicality, enhancing the relaxed pace of life that the property encourages.

The owners speak particularly fondly of the village of Mixbury and the sense of belonging they have experienced here. The community is active and welcoming, with events including book clubs, village picnics, a pop-up pub and an annual fête. In previous years, the property’s own front field has even hosted the village bonfire celebrations. The village church, where the owners were married, remains an important focal point, alongside a proactive parish council that continues to invest in community facilities for future generations.

Despite its peaceful rural setting, the location is exceptionally convenient. Excellent state and independent schools are within easy reach, while nearby Brackley offers supermarkets, independent shops and a popular weekly market. Buckingham, Bicester and Banbury provide further shopping and leisure opportunities, with Milton Keynes and London readily accessible for commuters. Local farm shops, nurseries and village amenities add to the area’s appeal.

As the owners prepare to move, they leave behind a home filled with treasured memories. What they will miss most is the unique combination of peace, beauty and community that this special property provides — a place where a family has flourished and where future owners can create a lifetime of memories of 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.











First Floor

The bright and spacious landing has an airing cupboard housing the insulated hot water cylinder and linen shelving. Coved ceiling, smoke alarm, loft access, front window. The main bedroom has fitted wardrobes across one wall with a dressing area with a fitted mirror. Additional triple deep wardrobe with clothes rail and overhead storage space. Coved ceiling, rear window overlooking the garden and meadow. The spacious en-suite bathroom has a fully tiled shower enclosure with an Aqualisa shower unit. Armitage white panelled bath, low-level WC and pedestal wash-hand basin. Ceramic wall tiles, coving, light/shaver point, extractor fan, opaque side window.

Bedroom two is a very bright room with quality fitted wardrobes, a dressing area and drawer sets. Coved ceiling, rear window over the gardens. Bedroom three also offers smart fitted cupboards and drawers across one wall, and a built in double wardrobe. Mirror, fitted lighting, coving, side and front windows with fine views. Both bedrooms are sufficiently large to accommodate ensuites. The fourth bedroom also has fitted wardrobes with a central mirror and vanity area. Coving, front window offering the best views over the garden and the south paddock. The family bathroom has a white Heritage panelled bath and pedestal wash-hand basin. Low-level WC, white tiling, mirror, light/shaver point, extractor fan. Fully tiled shower enclosure with an Aqualisa shower unit, rear window.











OUTSIDE

Front Garden

To the front of the property is a triangular south-facing fore garden giving a very attractive façade to the property. There is a well-stocked perennial flower border with lupins, delphiniums, peonies, geranium varieties, irises, geums, rudbeckia and salvias. The lawn area has an average width of 12m, and extends to around 30m from the house. It is enclosed in part by a tall beech hedgerow, and a handsome dry-stone wall on the far side of the driveway. There are three climbing roses on the front of the house with a second colourful flower border. There is a cold-water tap next to the outside stop cock.

Double Garage & Parking

The detached double garage has a high pitched and tiled roof and a side window, There is a PIR light on the front, with power, lighting and two up and over doors. There is ample room on the frontage to park 6 standard vehicles. The driveway over the private lane that allows lorry access is around 300 meters from the adopted village road and sweeps down to the house, it also provides access for three other properties and forms part of a pedestrian right of way.

Rear Garden & Meadow

Directly behind the house is a 3m deep level stone paved terrace that extends across the rear and to one side of the house offering privacy with garden lighting, PIR security light, a security camera and cold-water tap. There are steps down to the extensive garden that meanders down to the northern boundary where there is a shallow stream. The 2,500 litre oil tank is behind the garage on a raised concrete plinth. The garden has an average width of 20m and is 54m from the house to the far boundary. There is a productive kitchen garden, a variety of soft berries, colourful flower beds (with similar perennials to front border and established shrubs). The garden is enclosed with a grove of mature ash trees and a sycamore which offer shade and privacy all year round. The garden adjoins seamlessly to the adjacent meadow. The house sits on 0.41 of an acre, there are several mature willow trees, a small area of woodland comprising a plantation of Poplar trees and a sweeping run of wild plum trees, along with stock-proof post and rail fencing along the longest boundary. The meadow is 1.16 of an acre and is partially enclosed by the stream also.

Paddock

Around 100 yards from the house is the 'south paddock'. This is a level paddock measures 1.45 acres, making it ideal for horses or other livestock. A wide field gate provides large vehicular access and there is 5ft dry stone walling down one side. The other two boundaries are enclosed by some older post and rail wooden fencing, shrubs, bushes and trees. There is a low-voltage 11kv transformer within the paddock carrying power to the village.

Pedestrian Right of Way

A pedestrian right of way runs down the driveway and branches left of the double garage to become a path towards a wooden stile at the far end of the garden. The path runs between the paddock and the western boundary of the garden. A hedgerow separates the path from the garden and could be fenced off if new owners would prefer.

Planning Information

There is live permission to build a two-storey extension to the side of the existing property (incorporating the existing garage) to significantly enlarge the property and provide annexe facilities. For more information just visit the Cherwell District Council planning portal, and enter 24/03354/F.





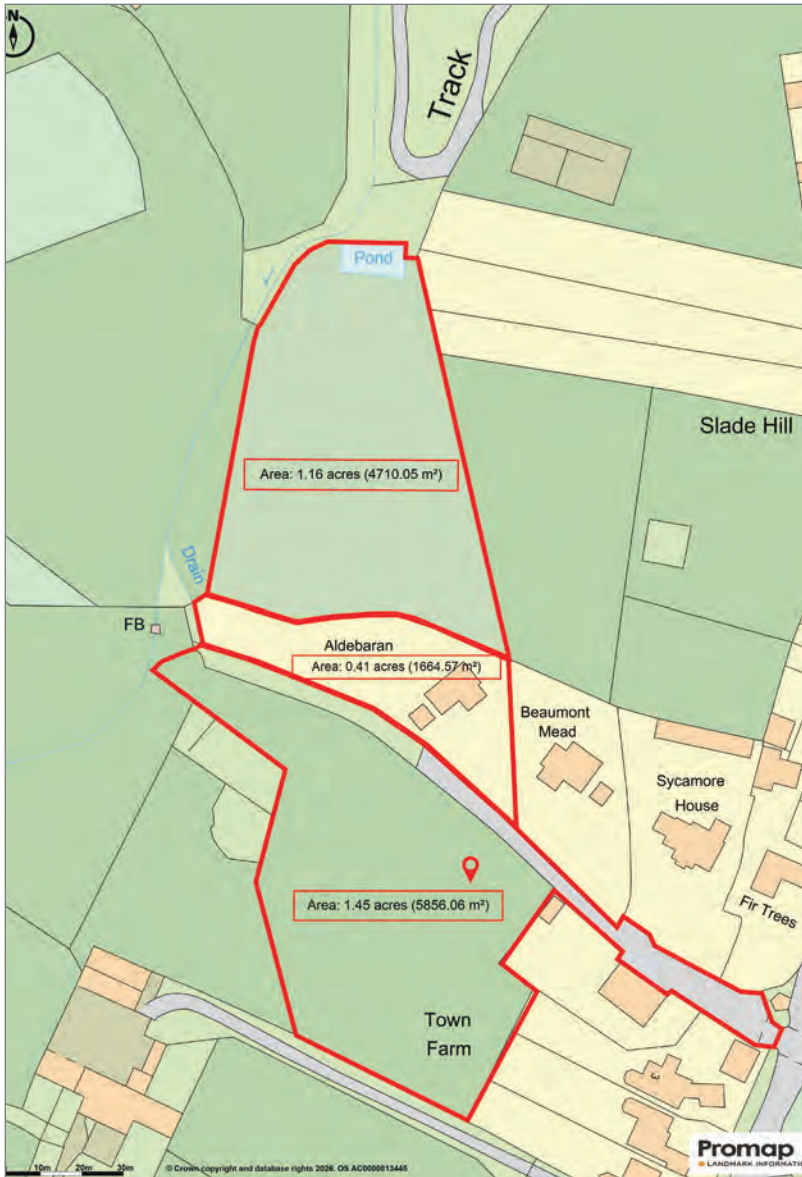




LOCATION

Mixbury is an attractive arts and crafts estate village within a conservation area. It is very popular being situated 2.5 miles to the south-east of Brackley and 6.4 miles west of Buckingham. The village is very sociable with a knitting group, two book clubs. Pop up pub, annual fete and Bonfire night. Swallows Nurseries & Gardens hosts The Nordic Kitchen, and offers a good range of gardening needs, plants and coffee. The 12th century Church of England All saints Church is a fine example of Norman architecture, and The Old Rectory next door is a fine period house, The parish acquired 6 acres within the village for the benefit of children's recreation, and there is an active parish group. The nearest pub is The Red Lion in Evenley, (1.5 miles away) where there is also a shop and post office. Westbury farm shop is just 3.2 miles (9 mins) away. With a focus on local produce, they sell a great range of seasonal fruit and veg, fresh meat, local honey, milk, eggs, artisan bread, beer, wine, cider and flowers. Brackley is 5.4 miles (9 mins) away with Waitrose, Tesco and Sainsburys, Buckingham is 8.4 miles (12 mins) away too. There is a wide range of state schooling options available in Brackley, Buckingham and Middleton Cheney. There are excellent independent schools in Brackley (Winchester House), Westbury (Beachborough), and the world renowned Stowe School is also nearby. There is easy access to the motorway network and main line train stations in Banbury, Bicester and Milton Keynes provide fast access to central London.





Local Authority

Cherwell District Council.
Telephone (01295) 227000.
Council Tax Band 'G'.
Current Payable £4,158.96 PA.

Services

Mains electricity, water, drainage, oil-fired radiator central heating, BT.

Broadband Speeds & Mobile Reception

There is limited 5G mobile coverage, current providers are given as (O2, Lycamobile and EE). Superfast broadband delivers 80Mbps download and 20Mbps upload speeds to this post code area via BT. We do encourage you to check with your own mobile and internet providers.

Tenure

Freehold.

Viewing Arrangements

Strictly through the vendors sole agent, Chris Mobbs at Fine & Country on (07761) 439927.

Directions

For satellite navigation, use the post code NN13 5RR. From central Brackley take the A43 for 2 miles, turning 1st left at the roundabout on to the A421 towards Buckingham. After just over 3 miles turn left in to Mixbury village, passing Swallows Nurseries on your left. Take the private driveway on your left inside the bus stop (opposite The Old Rectory) and just before the village Church. Continue to the end of the driveway which opens up to reveal this gem of a house and location!

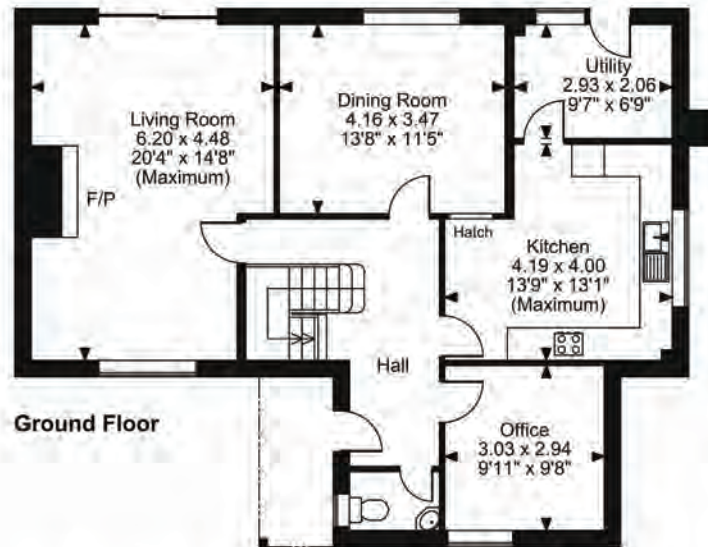
Opening Hours

Monday to Friday	9am–6pm
Saturday	9am–6pm
Sunday	By appointment only

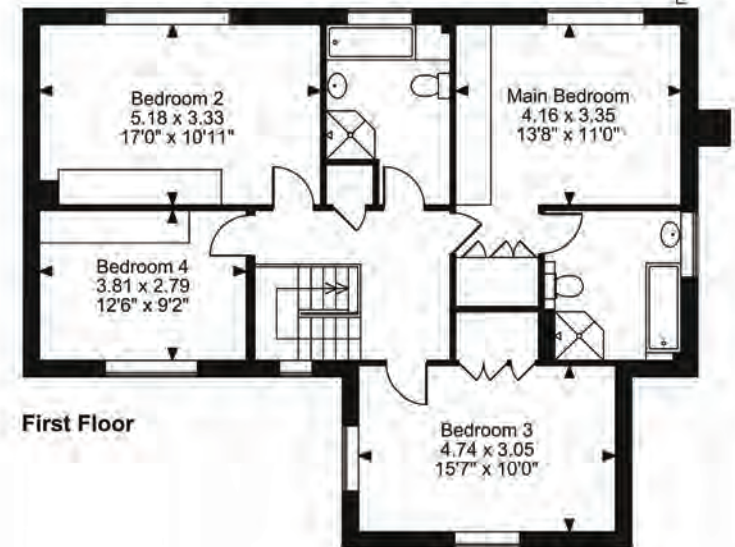
Guide price £1,000,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

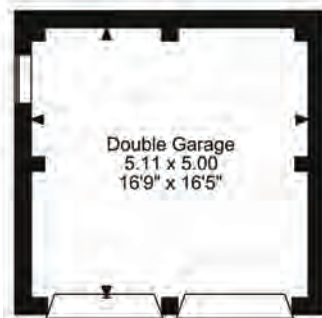
Aldebaran, Mixbury, Brackley
Approximate Gross Internal Area
Main House = 1867 Sq Ft/173 Sq M
Double Garage = 275 Sq Ft/26 Sq M
Total = 2142 Sq Ft/199 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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