



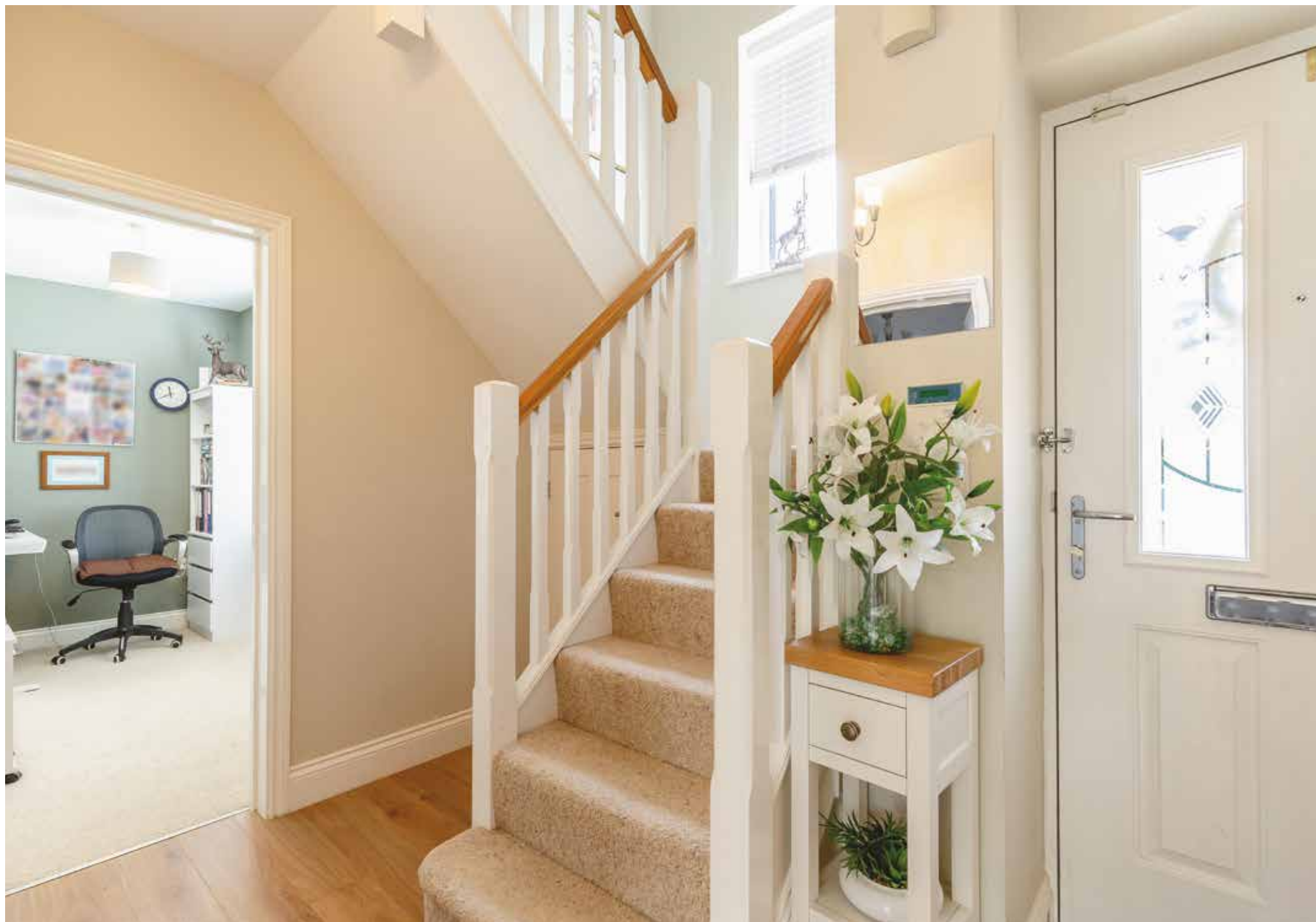
Sycamore House
Fulwell Road | Fimmere | Buckingham | Buckinghamshire | MK18 4AS

 FINE & COUNTRY

SYCAMORE HOUSE

An extended and detached village home with a smart extended rear dining room, spacious lounge, 3 good bedrooms, dressing room, 2 bathrooms, private rear garden, extensive parking, garage and a good primary school.











GROUND FLOOR

There is a recessed storm porch with courtesy light, double-glazed casement door opens to the entrance hall. Amtico flooring, stairs rise to the first floor with an understairs storage cupboard. Thermostat, smoke alarm, alarm control panel and sensor. The cloakroom has a close-coupled WC, wash-hand basin with cupboard beneath, floor and wall tiling. RCD consumer unit, opaque front window. The bright and spacious living room has bespoke faux panelling across one wall with fitted shelving and cupboards, and a wide TV recess, TV point, alarm sensor, rear window and double doors to the garden. The smaller reception room is currently used as a study with a front window.

The real 'wow' factor is the stunning kitchen and extended rear dining room. The open plan kitchen area provides a good range of white fronted base cupboards with two drawer sets, integrated Smeg dishwasher and tall fridge/freezer unit. Tall dry food cupboard, three eye-level units, large dresser unit. Rangemaster electric double oven with grill and plate warmer, 5-ring induction hob and extractor hood above. The central island has further pan drawers, base cupboard and a black granite work surface. The base units also have granite tops with a stainless steel sink unit and splashback, long reach mixer tap. Amtico flooring extends seamlessly through the kitchen to the well-designed rear extended dining area. A really bright and spacious addition to the house providing a connected dining area with a rear window and side doors to the garden, Three Velux windows allow natural light to illuminate this room and the kitchen. There are full height sliding double-glazed side doors allowing you to fully open the house to the terrace and the garden.

The utility room has plumbing and space for a washing machine and an upright freezer. Base cupboard with work surface above with a Leisure inset sink unit, two eye-level cupboards, one housing the Baxi gas-fired central heating boiler. Amtico flooring, down lighters, extractor fan.

Seller Insight

“Set back from the quiet road, this delightful family home is part of a small development of detached quality properties, backing onto paddocks and set within the delightful village of Finmere.

“We knew the area well and discovering Sycamore House ticked all our boxes, particularly its convenient location for our varying commuting destinations, as its ease of travel is ideal. The house was in good condition but, since coming to live here, we have ‘tweaked’ it somewhat and added to its comforts and luxury. The previous owners demolished a sizeable conservatory at the rear of the house and created an extremely practical and comfortable kitchen/dining/family room; with the kitchen itself having a total luxurious upgrade. They also added Velux roof windows in the ceiling, all adding to its brightness. This extension is very much the hub of family life, particularly as its where everyone inevitably gathers for sociable chats. Our main reception room is extremely luxurious and spacious with a natural welcoming ambience. It is always a joy to ‘unwind’ in here after busy days and ideal when we have friends and family visiting. With its space and amenities, our home has become the family gathering location for Easter and Christmas.”

“Large doors open onto our patio which provides an outdoor extension of our kitchen and easily becomes a sociable space for relaxed dining and barbecues. Our garden is neat and easy to maintain, and we have another seating area in the sunny, sheltered, area of the garden.”

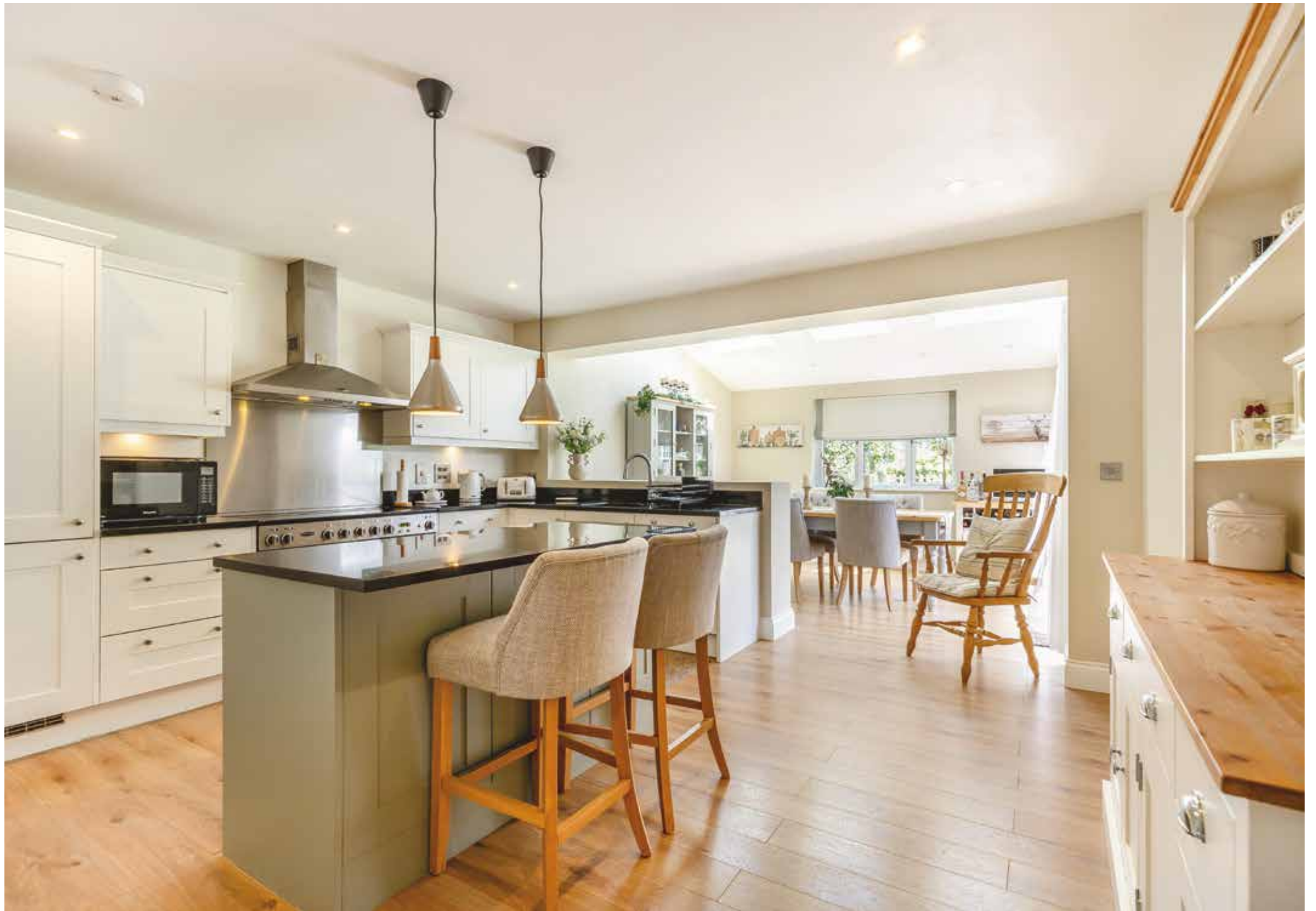
“Finmere is a delightful village and one with a strong sense of community. There is a thriving village hall, utilised by the villagers for a host of activities and events. There are excellent recreation facilities for children, plus active cricket and football clubs. The primary school is highly rated with a wide choice of both state and independent schools close by. It is such a convenient location with so many destinations easy to reach including Oxford and Milton Keynes. The road and rail networks are first rate, with Bicester providing a trouble free journey into London Marylebone.

We have loved every second of our time here, albeit for not very long, but we need to get closer to our family who moved late last year. We will miss our small, friendly, local community who are caring but respectful of privacy and know that they will welcome whoever decides to live in Sycamore House.”

* 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 first floor landing has an airing cupboard housing the Ariston hot water cylinder. Access to the well-insulated loft space with a light point. Thermostat, smoke alarm, front window. The really impressive main bedroom has decorative faux panelling across one wall and a rear window overlooking the garden and paddocks behind the house. The dressing room has a range of free standing wardrobes, TV and telephone points, front window. A well-designed en-suite providing a fully tiled shower enclosure with a quality Handgrohe shower unit and sliding glass doors. Duravit low-level WC and wall hung basin with cupboard beneath. Ladder radiator, extractor fan, down lighters, mirror with fitted shelf, shaver point, fully tiled floor and walls, Velux front window.

The second double bedroom also has decorative wall panelling, reading lights, rear window also looking over the garden and some open countryside. The third single bedroom has faux panelling and a front window, The family bathroom has recently been upgraded and has a white P-shaped bath with a shower screen and a Hansgrohe quality shower unit. Fully tiled floor and walls, ladder radiator, shaver point, fitted cupboard, extractor fan. Integrated WC and sink unit, opaque rear window.













OUTSIDE

Front Garden

To the front of the house there is a semi-circular shingled fore garden with a central path to the porch. There are tubs and conifers, a cold-water tap and two garden lights affixed to the front of the house.

Garage & Parking

As you turn off the Fulwell Road, there is a wide shared block paved driveway that swings right down to the brick built single garage. It has a pitched and tiled roof with fitted flooring offering some storage facilities. There is light and power connected with an electronic roller door. There is room to park two standard vehicles directly in front of the garage. There is also a further wide strip of driveway owned by the property that would accommodate a motorhome and a further 6 or 7 standard vehicles (never easy to find in most villages). This area is screened from the road by post and rail fencing and well-maintained 2m copper beech hedging.

Rear Garden

The rear garden provides a colourful and low-maintenance backdrop to the house. There is a level terrace to the side of the extension with a power source and three outside lights making it the ideal spot to spend an hour or two catching up after a busy day together. The split level garden is retained by some newly installed wooden sleepers and has two areas of astro-turf surrounded by well-stocked flower borders that have privet hedging, tall grasses, white hydrangeas, a climbing rose, and lavender, and a young magnolia tree. The rear garden is north-facing but does enjoy sunshine on the higher section of garden when the sun is available through the warmer months! It measures 13m across by 10.35m deep narrowing to 6.7m and is fully enclosed with gated access on both sides of the property where there is room for timber sheds and refuse bins.

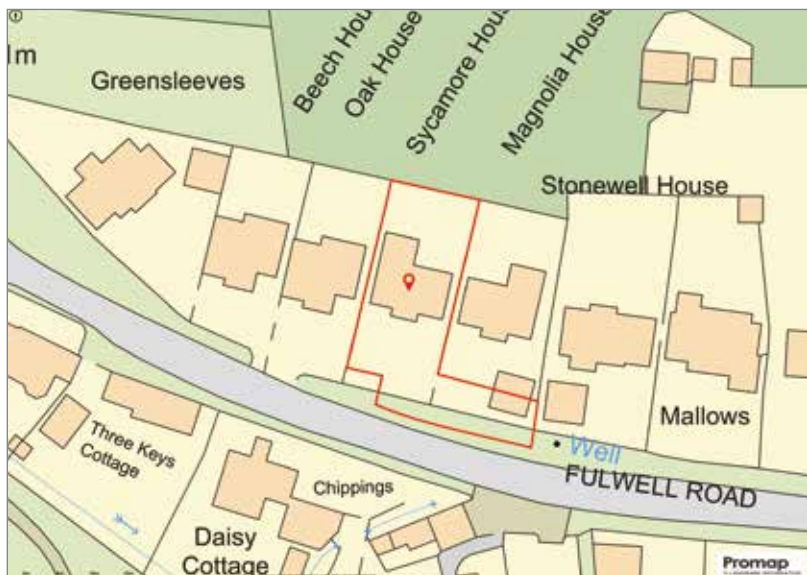




LOCATION

Finmere is a medium sized and popular village right on the Oxfordshire and Buckinghamshire borders, just falling within the Cherwell District Council. It is a friendly rural community of around 500 inhabitants. Tingewick is only a mile away and does have a village store and post office. Finmere has a good primary school, St. Michael & All Angels 14th century church, a large playing field with children's play area, there are both football and cricket teams and a well-appointed village hall making it a very active and sociable place to live. (The Red Lion public house is not trading at present however will be reopening in the not too distant future). Brackley and Buckingham are both less than 5 miles away, Bicester is 7 miles away with mainline train access to Marylebone in around an hour. Milton Keynes also has a mainline train service and an excellent range of national retailers, and is around 19 miles away.





Local Authority

Cherwell District Council.

Telephone: (01295) 227000.

Council Tax Band: 'F'.

Current Payable: £3,667.17p PA.

Broadband Speeds & Mobile Phone Coverage

Gigaclear broadband is now installed giving 1,000Mbps upload and download speeds. Most mobile suppliers can provide 4G coverage in the village, O2 do supply G5, (please do check with your own mobile phone supplier).

Tenure

Freehold.

Services

Mains electricity, water, drainage, gas-fired radiator central heating, BT and Sky.

Directions

Approaching from Brackley, take the first left turning into Banbury Road, then turn right down Valley Road. Stay on this road swinging left out of the village on the Fulwell Road. 'Sycamore House' can be found on your right hand side tucked behind a 2m copper beech hedgerow just before leaving the village with a Fine & Country board in the verge.

Viewing Arrangements

Strictly through the vendors sole agent Fine & Country on either (01295) 239665 or (07761) 439927.

Opening Hours

Monday to Friday 9am - 8pm

Saturday 9am - 7pm

Sunday By prior arrangement

Offers over £630,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

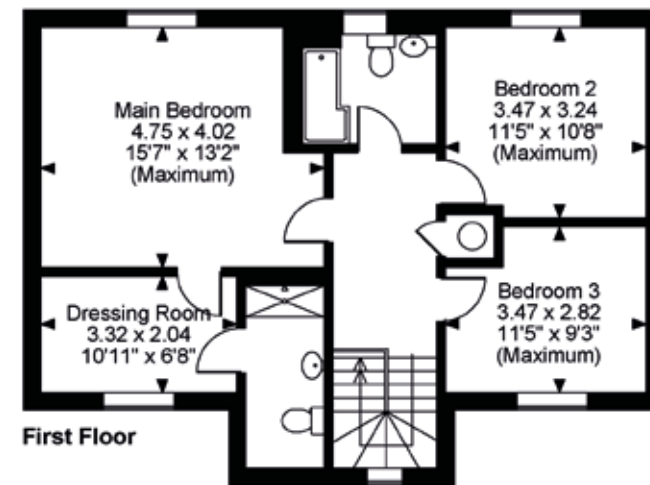
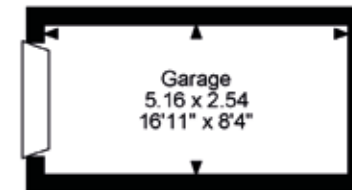
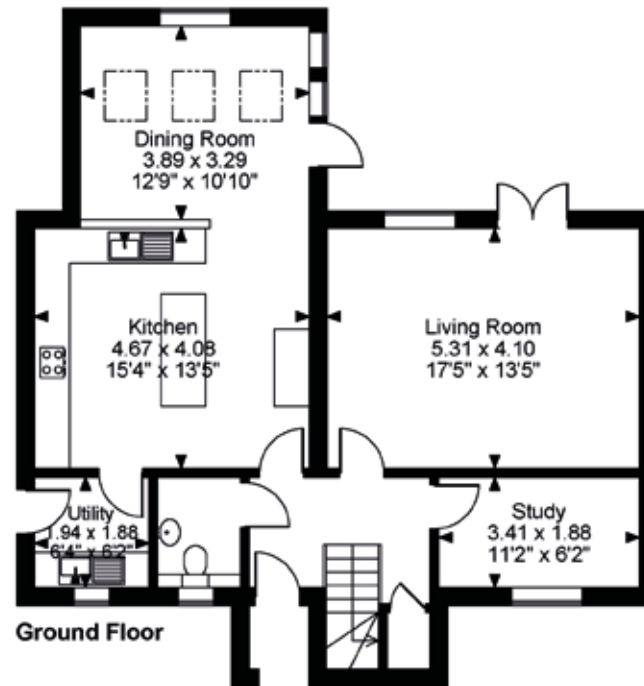
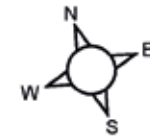
Sycamore House, Fulwell Road, Finmere, Buckingham

Approximate Gross Internal Area

Main House = 1556 Sq Ft/145 Sq M

Garage = 141 Sq Ft/13 Sq M

Total = 1697 Sq Ft/158 Sq M



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
39 years experience | 07761 439927 | DD: (01295) 239665
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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