



9 Old Glebe
Upper Tadmarton | Banbury | Oxfordshire | OX15 5TH

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A beautifully presented detached home in a sought after location comprising entrance hall, cloakroom/WC, re-fitted breakfast kitchen and utility room, sitting room, outstanding dining room with stunning views, five bedrooms, one with en-suite and family bathroom.

Also benefiting from a beautiful rear garden that backs onto countryside, a double garage and parking for four cars, an internal viewing of this home is essential.



Accommodation summary

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Ground Floor

Upon entering, the hall has stairs rising to the first floor, access to the integral double garage and a door which leads to the cloakroom/WC.

The recently refitted breakfast kitchen has ample work space, two integrated ovens, fridge/freezer, microwave and dishwasher and a breakfast bar with fitted wine fridge and space for four chairs.

There is a window to the front and Bi-fold doors which open out to the rear garden.

The utility room has space for appliances, along with storage cupboards and Belfast style sink.

The sitting room has a log burner and ample seating areas, however, access is provided to what is without doubt the main selling feature of the home.

The dining room offers great flexibility and has space for a table to seat at least eight guests. Patio doors open out to the beautiful rear garden providing stunning views of the stunning countryside beyond. Underfloor heating ensures a cosy place to sit in the winter months too.









SELLER INSIGHT

“ Having enjoyed this beautiful home for almost four years, the owners have come to appreciate not only its exceptional setting but also the lifestyle it offers. Tucked away within a small cul-de-sac of individual homes, the property enjoys a peaceful position surrounded by rolling countryside, where panoramic views, abundant natural light and a wonderful sense of space create an environment that feels both relaxing and uplifting throughout the seasons.

From the moment they first viewed the property, it was the uninterrupted outlook from every room that captured the owners' imagination. Combined with the tranquillity of the location and the generous proportions of the house, it immediately felt like the ideal place to bring family together while enjoying the beauty of the surrounding countryside. Despite its peaceful setting, the home is perfectly placed for exploring the many attractions of the Cotswolds, making it a favourite destination for family and friends throughout the year.

At the heart of the home is the superb living and dining area, a space that has naturally become the centre of family life. During the summer months, sliding doors open onto the patio, creating a seamless connection with the beautifully landscaped garden, while in winter the log burner transforms the room into a warm and inviting retreat. Whether hosting relaxed Sunday lunches, festive celebrations or informal gatherings, the flexible layout adapts effortlessly to every occasion, with generous rooms providing ample space to entertain on both an intimate and larger scale.

The owners have thoughtfully enhanced the property during their time here, creating a stylish kitchen with a large island along with folding doors leading into the garden, modernising the bathrooms, laying elegant tiled flooring throughout the ground floor and landscaping the gardens to make the very most of the spectacular views. Large sliding doors in the sitting room frame the countryside beyond, while carefully designed seating areas throughout the garden allow the changing landscape to be enjoyed from different perspectives. A covered outdoor entertaining area with heating extends the seasons, making alfresco dining, barbecues and evenings with friends equally enjoyable throughout the year.

Natural light is one of the home's defining features. Beautiful pink sunrises fill the rear of the property each morning, with the kitchen, living room and bedrooms enjoying breathtaking views across the garden towards the surrounding hills. As the day progresses, the sunlight moves around the property, creating bright, welcoming interiors before settling at the front of the house in the evening.

Life here extends well beyond the property itself. The surrounding countryside offers an abundance of scenic walks directly from the front door, while golfers are spoilt for choice with several excellent courses nearby. The village enjoys a warm sense of community, supported by regular events at the village hall, a welcoming local pub and friendly neighbours. Nearby Banbury, Bloxham and Chipping Norton provide excellent everyday amenities, highly regarded schools, independent shops, restaurants and rail connections, while the M40 offers convenient access for commuters.

Reflecting on their time here, the owners say they will miss the peace, the breathtaking views and the ever-changing beauty of the surrounding countryside above all else. Watching wildlife from the garden, enjoying a quiet morning coffee as the sun rises or gathering loved ones for summer pizzas and winter evenings around the fire have created countless treasured memories. They believe the next owners will discover not simply a beautiful house, but a home that offers an exceptional quality of life in a most picturesque setting bordering the Cotswolds.*

* 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 landing has a useful airing cupboard and a velux window to the side.

The feature bedroom has windows to two elevations, one offering stunning countryside views, whilst access is provided to a re-fitted en-suite with a freestanding bath.

The guest bedroom has built in wardrobes and a window to the rear where more lovely views can be enjoyed.

The third double bedroom has built in wardrobes and two velux windows and there are two further bedrooms.

Completing the first floor accommodation is a re-fitted shower room.















Outside

The property also benefits from a double garage, a driveway which provides parking for around four cars and a stunning and very good sized rear garden which has a large sun terrace, a further covered area ideal for alfresco dining and immaculate borders.





LOCATION

Upper Tadmarton is situated around five miles 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.







Services, Utilities & Property Information:

Tenure: Freehold

Council Tax Band: F

Local Authority: Oxfordshire County Council and Cherwell District Council

EPC Rating: D

Property Construction: Standard construction – brick and tile

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Oil fired central heating

Broadband: FTTH/FTTP 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.

Special Note: The property is subject to restrictive covenants and rights contained within the title. Please contact the selling agent for further details.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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.

Viewing Arrangements

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

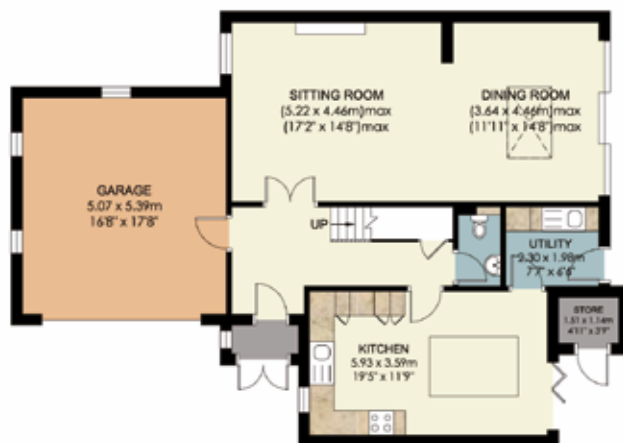
Website

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		
1-20	G		

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GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA

AREA: 1892 sq ft, 176m²

GARAGE: 295 sq ft, 27m²

TOTAL: 2187 sq ft, 203m²

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



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.

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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.

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“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!”

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