

established 200 years

# Taylor & Fletcher



Fox Den,  
Upper Tadmarton, OX15 5TB  
Guide Price £800,000



# 1 Bakers Lane

Upper Tadmarton, Banbury, OX15 5TB

*A design-led thatched cottage, fully renovated by owner & architect Felix von Bechtolsheim, this property is all about the super stunning views with close proximity to Soho Farmhouse and Daylesford.*

*Believed to date back to the 18th century, the accommodation comprises a sitting room, kitchen, dining room, office/ground floor bedroom, shower room, principal bedroom with twin sinks and hidden bath tub, two further bedrooms, family bathroom, loft room with openable window and front and rear gardens.*

## Location

Situated in North Oxfordshire, Upper Tadmarton is a well-regarded edge of Cotswolds village offering a peaceful rural setting with a strong community feel. Surrounded by open countryside, the village combines country living with good access to nearby towns and transport links. The historic market town of Banbury is within easy reach and provides a wide range of shopping and mainline rail services to London Marylebone and Birmingham. Alternatively Kingham or Charlbury stations are under half an hour away, with regular trains to London Paddington. The M40 is also easily accessible, making the area convenient for commuting.

Upper Tadmarton is known for its attractive period and stone-built properties, quiet lanes and surrounding countryside walks. Village amenities include the traditional village pub, The Lampet Arms, parish church and community hall, together with a cricket club and nearby golf facilities. The village is also conveniently 15 minutes from Soho Farmhouse at Great Tew, 25 minutes from Daylesford and 40 minutes from Estelle Manor. The popular Wykham Park farm shop is less than 10 minutes away.

## Description

Positioned at the end of a secluded cul-de-sac, this character property was fully renovated by the current architect-owner in 2018 and the roof re-thatched more recently in 2022. The result is a period property which juxtaposes exposed beams, Cotswold stone walls and original flagstone floors with contemporary bare plaster walls. Other design features include two double-height pitched bedrooms, an abundance of dual

aspect views, two inglenook fireplaces with working log burners, an outdoor shower and hidden bathtub in the master.

An even bigger draw is, undoubtedly, the incredibly stunning unspoiled views over rolling hills which can be cleverly enjoyed not just from the garden, but from practically every room of the house; from the bedrooms to both bathrooms and even the loft, which is currently used as a fifth double guest bedroom.

From the doorstep, a network of picturesque countryside walks and a nearby bridleway lead through the surrounding countryside towards the historic Broughton Castle.

## Ground Floor

Upon entering you are greeted by an entranceway with coat and shoe storage, leading to a dual-aspect sitting room (letting both morning and evening sunlight pour in) which showcases the cottage's signature organic style of exposed Cotswold stonework, characterful beamed ceilings and an original open fireplace with working log burner. A second inglenook fireplace with log burner can be found in the kitchen, which features flagstone flooring and is fitted with custom-fronted units and a poured concrete worktop, double oven, gas hob with extractor and integrated fridge/freezer and dishwasher. Adjoining the kitchen is the dining area which is accessed through two open-plan archways, which, with the addition of a skylight, affords triple aspect views towards the garden and fields (cows included!) and beyond.

Further along the ground floor, there is a spacious dual-aspect double bedroom with picture window of the far-reaching views across





open countryside. Adjacent to the bedroom is a walk-in shower room (also dual-aspect with yet more glimpses of The View) complete with wash basin and WC. Opposite the bedroom, the hallway benefits from a door opening directly onto the rear garden, which when opened offers a triple aspect feel to the ground floor bedroom and can be used as a separate private entrance for guests.

### First Floor

Wooden stairs with a sisal runner rise from the sitting room to the first floor. The principal bedroom features a high vaulted timber ceiling with exposed beams, complemented by stone walls and wooden flooring. This dual aspect room also features a freestanding bath positioned hidden from view behind the bed, with twin sinks located on either side.

The second bedroom boasts an equally high A-frame ceiling with timber beams, exposed stone brickwork and wooden flooring. This room also benefits from a single built-in wardrobe. The third upstairs bedroom could easily compete for master status with a draw-dropping full height picture window over those far-reaching rural views. From the landing, there is access to a fully boarded loft space, which benefits from an openable window providing yet more views onto the grazing cows and rolling hills. Completing the first floor is the family bath and shower room, which naturally has a tub with a view - an openable double windows - bringing the outside in.

### Outside

The views at Fox Den are simply unbeaten, and the setting is truly a peaceful retreat surrounded by nature (cows and sheep included). Leading out from the dining room onto a patio area is a beautifully maintained wrap-around garden, enhanced by an outdoor shower running with both hot and cold water for year-round use. There is driveway parking to the front for one vehicle, with planning permission granted to create a larger front driveway if desired.

### Services

LPG Gas, Electricity, Water and Drainage are connected. LPG Gas central heating and hot water

### Fixtures and Fittings

Only those specifically mentioned within the sale particulars are included in the sale. Please

note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

### Tenure

The property is Freehold

### Local Authority

Cherwell District Council, 39 Castle Quay, Banbury, OX16 5FD | 01295 227001

### Council Tax

Council Tax Band E. 2026/27 £3,073.10.

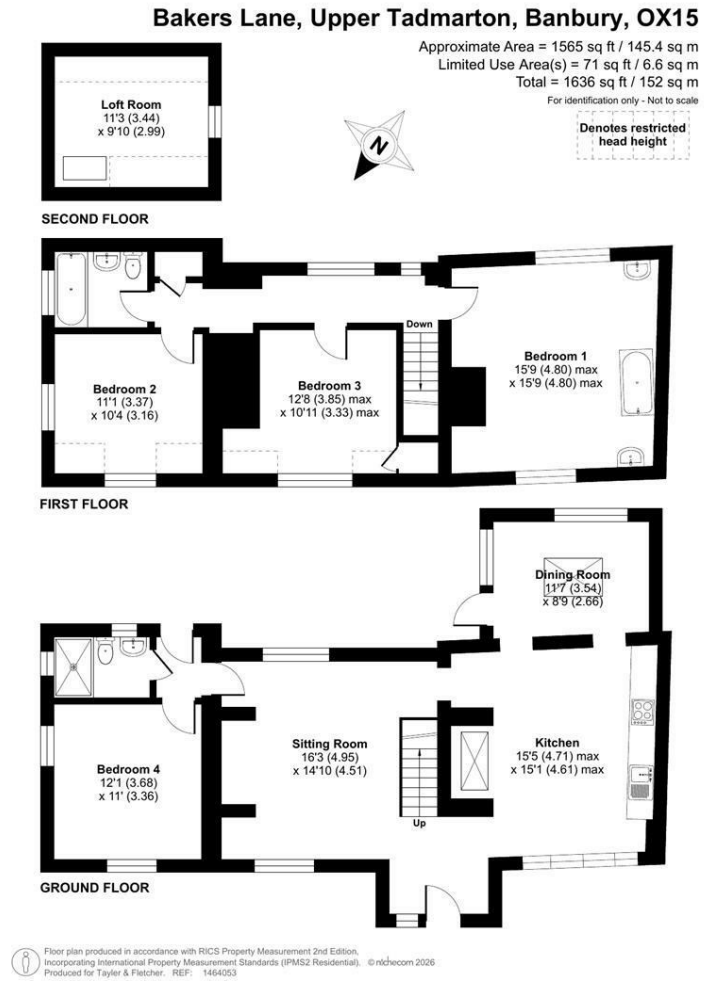
### Rights and Easements

Subject to such rights as may exist in favour of third parties to gain access to and to use the well or spring.

### Viewing

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

## Floor Plan



## Area Map



## Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

