



Stratton Audley

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Bourne & Babingtons



A traditional 5 bedroom stone farmhouse with 11 acres of grazing land and gardens, indoor swimming pool with annex, tennis court and triple garage, with stunning views over the property's own land and countryside beyond. Discretely situated along a private driveway shared with one other property, just outside the popular village of Stratton Audley. Multiple dwelling tax relief applies. Excellent transport links from Bicester Village and Bicester North to London Marylebone.

Oldfields Farm, Stratton Audley, Bicester, Oxfordshire, OX27 9AN

Price £1,850,000

- Traditional Five Bedroom Detached Farmhouse
- 11 Acres of Garden & Grazing Land
- Self Contained Annex
- Indoor Swimming Pool
- Tennis Court
- Three Reception Rooms
- Four Bathrooms
- Triple Garage
- Multiple Dwelling Tax Relief
- Excellent Transport Links



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Location

Stratton Audley is a small village highly regarded within the area. The village has a broad and varied social life centered around the Red Lion public house and the Norman Church.

The village is about 2.5 miles north-east of Bicester and about a quarter of a mile south of the A4421 Bicester to Buckingham road.

Bicester North provides fast rail service to London Marylebone and Birmingham whilst Bicester Village station links Oxford and London Marylebone for even greater flexibility

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham.

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket, and a cinema complex.

More recent additions are the Tesco supermarket, Marks and Spencer Food Hall, with further shops planned in the new retail park.

Bicester Village is a dream destination for designer shopping with 170 luxury boutiques, only 10 minutes away by car.



Description

The property has been a much loved family home for the current owners for over 25 years, where their children have grown up and enjoyed everything this house has to offer.

The property consists of entrance hallway with original flagstone flooring and a downstairs cloakroom with plenty of space for coats, shoes and wellies.

From the hallway is the kitchen/family room which is the real heart of the home, being the perfect place to socialise with friends or simply for the family to gather at the end of a busy day. The well appointed dual aspect kitchen (which is open plan to the family room) boasts ample eye and waist level storage, integrated dishwasher, 4 oven electric aga, double Belfast sinks, plus a middle island with separate hob, built in microwave and further storage. There is a spacious kitchen dining / breakfast area, which benefits from the underfloor heating that runs through into the family room where a modern wood burning stove ensures there is a cosy warm space to relax in. French doors lead directly into the west facing part of the garden.

In addition to the family room there is a formal dual aspect dining room with an open plan guest seating area and an open fireplace. At the far end of the property is a further triple aspect reception room which also benefits from French doors leading to the garden; ideal as a spacious office or playroom.

Upstairs

There are five good size bedrooms, three with ensuite facilities and a family bathroom. Four of the bedrooms can be accessed via the main staircase, while the fifth bedroom, also en-suite, has its own staircase from the main hall making it an ideal guest suite or teenager's bedroom..

The characterful master bedroom boasts a spacious dressing room and modern en suite with double basins, walk in shower, underfloor heating and air body dryer.

Outside

This property really does have it all, swim, run, ride or play tennis, the choice is yours!

To the side of the property is the detached oak framed swimming pool complex & annex, built in 2007. Enjoy the pleasure of a heated swimming pool with surround sound music, large screen TV, gym area, shower/steam room and sauna. There are also two sets of French doors opening into the garden and BBQ area making this a great summer entertaining area.

Within the pool complex there is a self contained annex/games room with its own separate entrance, under floor heating, fully fitted kitchen and luxury bathroom.



Behind there are two modern stables with power and lights and plenty of extra parking for leisure vehicles, trailers or just storage.

Should you require more than two stables, there are plenty of other options(STPP) for a stable yard and arena. The tennis court is close enough to the house to be convenient, but obscured from the garden by mature hedging. The wrap around south and west facing garden is approximately 1 acre with mature beds and borders, hedging and trees providing total privacy, a raised vegetable patch and discretely hidden child's play zone. The paddocks totalling approximately 10 acres, surround the house and are divided into 3. All have a piped water supply. There is also a small woodland which could provide hours of fun for children, along with space for a chicken coop.

The property comes with a triple garage with electric doors, electric car charging points and overhead storage.

Other notable features include: ground source heat pump for the swimming pool and annex building, oil central heating for the main house, accompanied by solar panels with a feed in tariff. Average internet speed is 89.1 download and 6.91 upload.



General Remarks and Stipulations

Tenure
Freehold

EPC Rating
D with B Potential

Local Authority
Cherwell District Council

Viewing
Strictly by appointment with Bonners & Babingtons

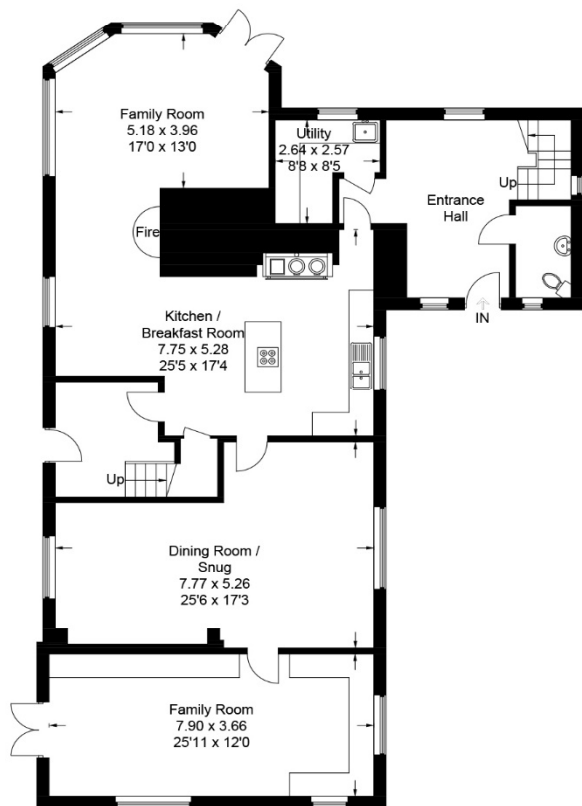
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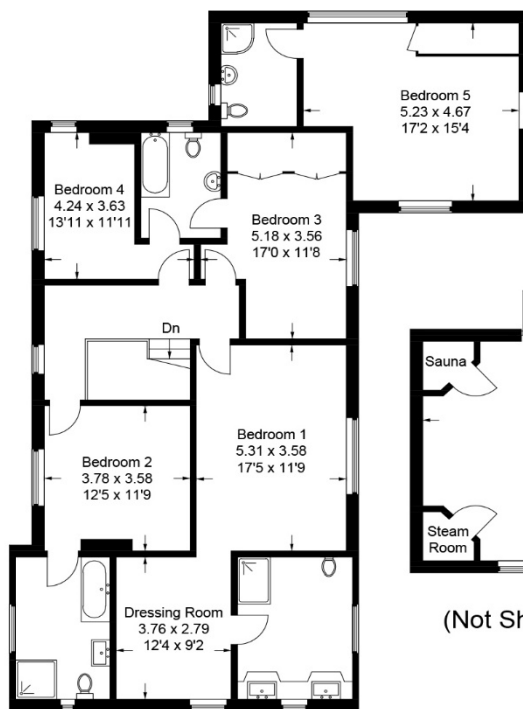
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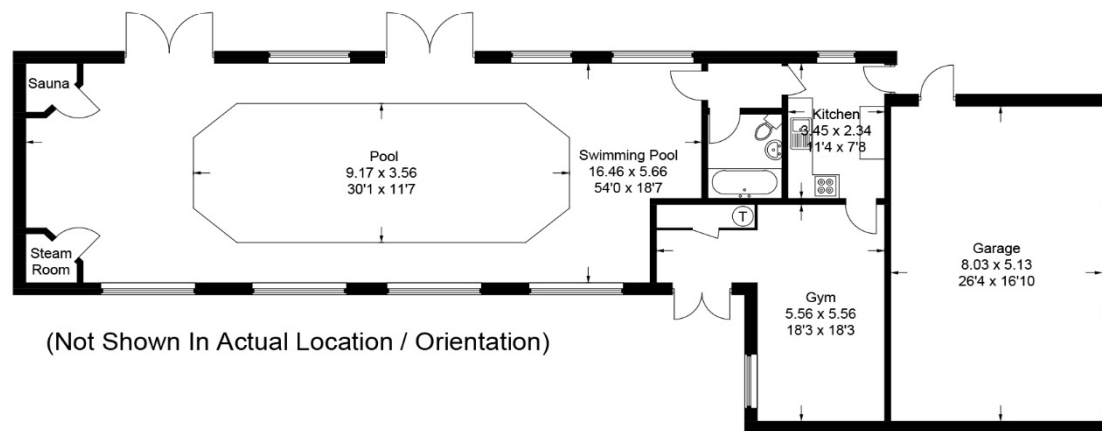
Approximate Gross Internal Area
 Ground Floor = 167.1 sq m / 1,799 sq ft
 First Floor = 137.3 sq m / 1,478 sq ft
 Swimming Pool / Kitchen / Gym = 129.0 sq m / 1,388 sq ft
 Garage = 41.6 sq m / 448 sq ft
 Total = 475.0 sq m / 5,113 sq ft



Ground Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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