

LANE END FARM

MARSTON ST LAWRENCE • OXFORDSHIRE/NORTHAMPTONSHIRE BORDER



savills





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OXFORDSHIRE/NORTHAMPTONSHIRE BORDER

Approximate distances and times: Banbury 6.2 miles, (London/Marylebone from 56 minutes),
M40 (J11) 4.5 miles, Brackley 7.5 miles, Milton Keynes 25 miles, Oxford 28 miles

Well-appointed living with the benefit of paddock grazing

Dining hall, inner hall, drawing room, sitting room, study, bedroom six, en suite bath/shower room,
kitchen/breakfast room, utility room, cloakroom, walk in larder.

Six/seven bedrooms, four bath/shower rooms (all en suite), attic storage.

Landscaped gardens and entertaining areas.

Ample off-road parking.

Range of outbuildings comprising workshop, stores and stabling.

Post and rail fenced paddock grazing.

In all about 10.6 acres.



SAVILLS BANBURY

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Your attention is drawn to the Important Notice on the last page of the text

SITUATION

Positioned on the edge of this desirable and much sought after village known for its fine period properties and village church. Easy access to several major centres including Banbury, Brackley, Bicester and Milton Keynes. Banbury mainline station is easily accessible, providing regular services to London Marylebone in just under an hour and Birmingham to the north. M40 (junction 11) lies 4½ miles to the west providing access to London, M25 (national motorway network), airports at Birmingham 45 miles, Coventry 36 miles and Heathrow 67 miles.

Excellent local schooling facilities – public and private schools include – Tudor Hall Girls (Bloxham), Bloxham, Stowe, Kingsley High Girls (Warwick), Stratford Grammar. Preparatory schools – Arnold Lodge (Leamington Spa), St. John's Priory (Banbury), Carrdus (Overthorpe), Winchester House (Brackley) and Beachborough (Westbury).

Sporting activities include racing at Towcester, Warwick and Stratford; golf at Chesterton, Hellidon Lakes and Cherwell Edge; tennis at Adderbury, Banbury and Brackley; motor racing at Silverstone; theatre at Stratford and Oxford.

DESCRIPTION

- Detached late 1980s house of stone and painted rendered elevations under a pitch slate roof.
- The property was substantially redeveloped in 2008 and offers extensive and spacious modern living with 4,316 sq ft of accommodation.
- Key features include double glazing throughout, open fireplaces, simple corncicing, solid oak wooden flooring, four panel internal doors, wood burning stove, generous ceiling heights and plenty of natural light. Attention has been paid to the installation of quality kitchen and bathroom fittings and bespoke hand forged window furniture.
- The accommodation flows well from the dining hall and offers versatile living with two bedrooms and shower room on the ground floor, ideal for dependant relatives or used as further reception rooms.
- Ample storage and cloaks cupboard for large families.
- A generous sitting room has dual aspect, wood burning stove for winter evenings and French windows to entertaining terrace.
- Kitchen has base and eye level units, island, granite and wooden work surfaces, kitchen range, integrated combi oven/microwave, integrated dishwasher, oven and fridge. French windows lead out onto a paved entertaining terrace to rear. All-important walk-in larder and laundry/utility room.



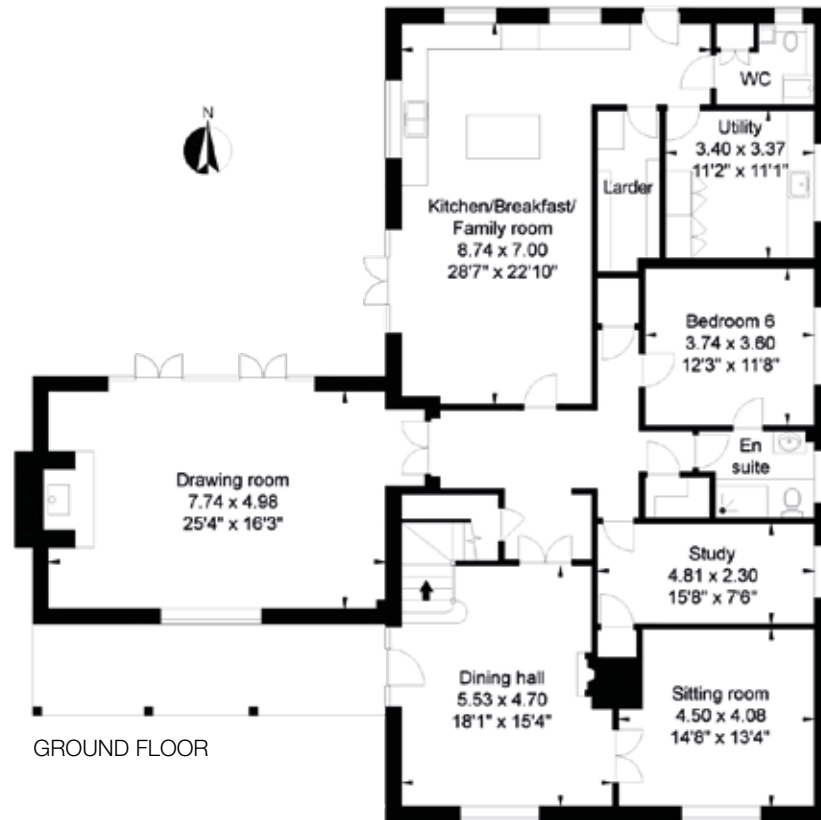




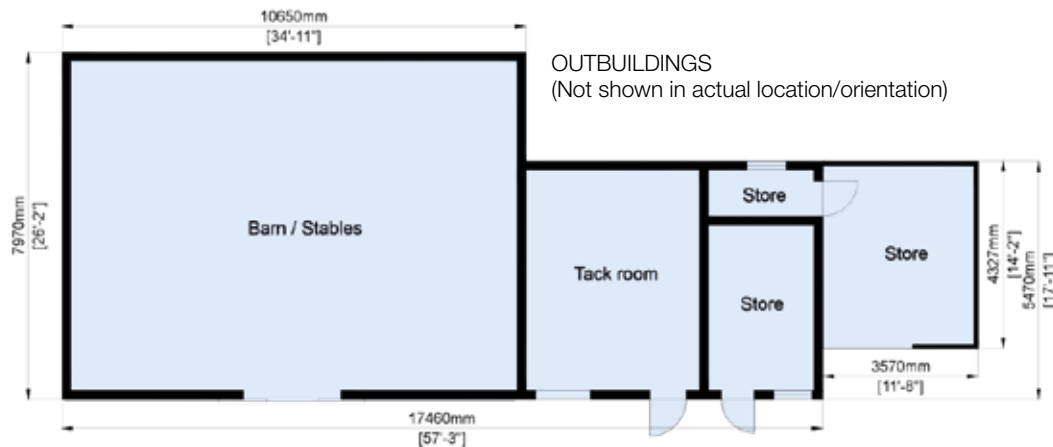
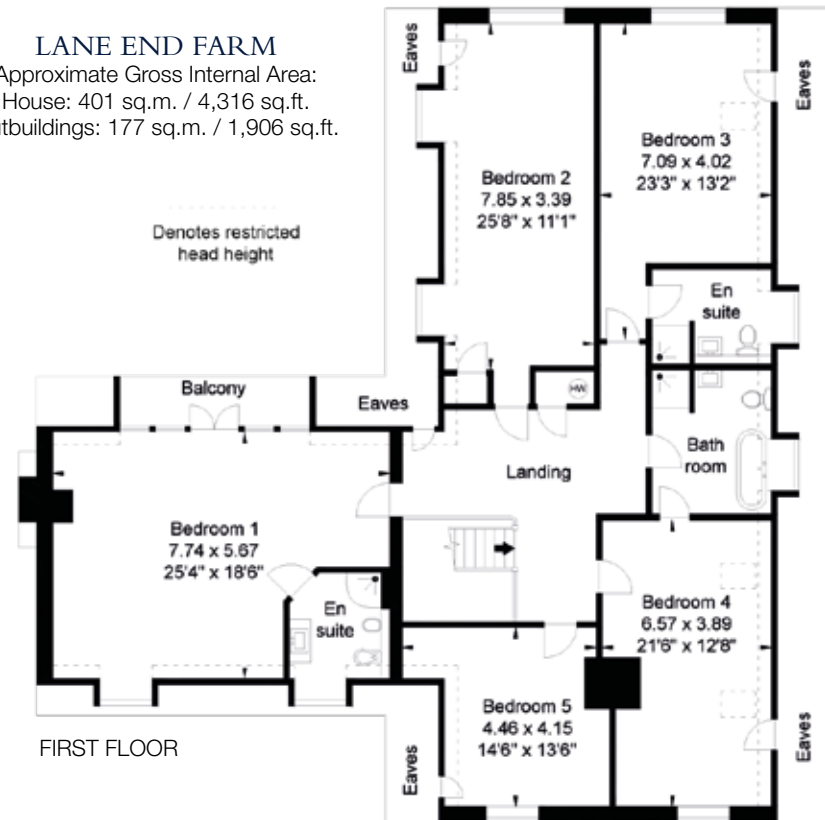
- The principal bedroom enjoys a glorious aspect over gardens and grazing with French windows opening to a covered balcony – a glorious vantage point to enjoy a sunset.
- There is extensive attic space with potential for conversion subject to the relevant consents.
- There are ample gardens laid to lawn with hedge and post and rail fenced boundaries. Natural pond, various fruit trees, brick paved entertaining terrace capturing the evening light. Box hedging, raised beds and rose pergola.
- Hard standing parking and turning for a number of cars.
- Range of outbuildings comprising four-bay stables, workshop and stores. Located to the rear of the house, the outbuildings total 1,906 sq ft and are part timber, part render construction. Light and power connected. Planning permission exists for the installation of a manège. In addition there is scope to alter and convert these outbuildings to holiday let/income stream, subject to the relevant consents. (For further information please contact the vendor's agent).
- Post and rail fenced and watered paddock grazing of about 9.4 acres lies to the west. The land can be accessed both from main drive or via a right of way from a village lane to the north.
- In all about 10.6 acres.



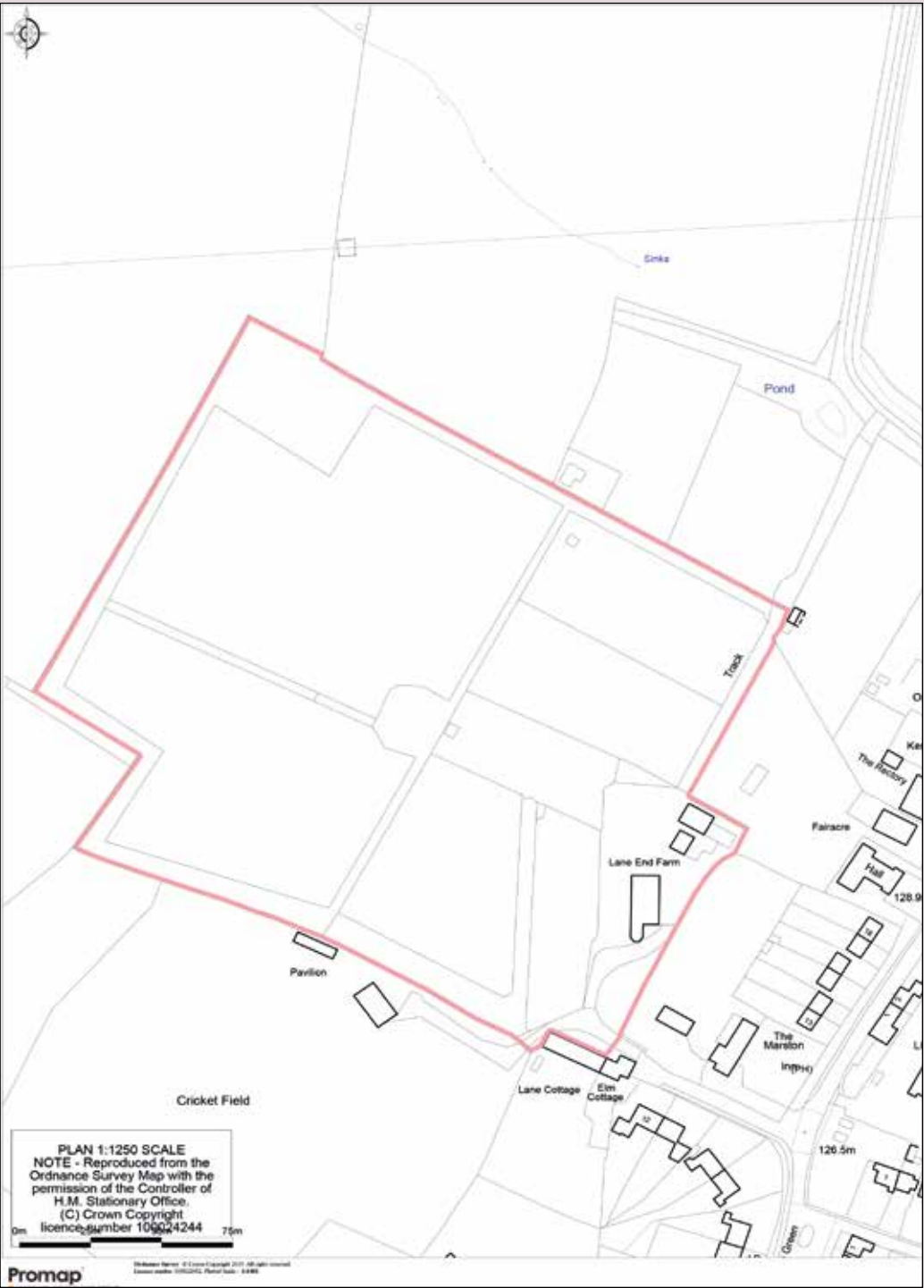




LANE END FARM
 Approximate Gross Internal Area:
 House: 401 sq.m. / 4,316 sq.ft.
 Outbuildings: 177 sq.m. / 1,906 sq.ft.









DIRECTIONS (OX17 2DB)

From Banbury proceed out on the A422 over Junction 11 of the M40 at the top of the hill continue over the roundabout on the A422 to Brackley. After about 2 miles take the second turning to the left signed Thenford and follow the road into and through Thenford to a crossroads. At the crossroads turn right as signed to Marston St. Lawrence and follow the road into the village. Continue around the 'S' bends and just after Field View and the green on the right, turn left. Follow this lane to the end where Lane End Farm can be found on the right hand side.

AGENTS NOTE

Please note there is an informal arrangement for the village cricket club to access their cricket ground over part of the main drive.

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

COUNCIL TAX

BAND G

LOCAL AUTHORITY

South Northamptonshire District Council - 01327 322322

TENURE

FREEHOLD

VIEWINGS

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings including the field shelters are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

IMPORTANT NOTICE:

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