

YELLOWWELL HOUSE

HORLEY • OXFORDSHIRE



savills





YELLOWWELL HOUSE

HORLEY • OXFORDSHIRE

Banbury 4 miles (London Marylebone station from about 56 minutes) • M40 (J11) 5.4 miles • Stratford upon Avon 16 miles
Oxford 30 miles • London 85 miles • Birmingham International Airport 44 miles
(Approximate times and distances)

*Exceptional family home with stunning views, set in mature gardens,
on the edge of a conservation village*

Reception hall • Drawing room • Family room • Study/sitting room • Kitchen and breakfast room
Laundry room/larder • Utility room • Boot room • Cloakroom

Six bedrooms • En suite bathroom • Family bath/shower room • Separate WC • Loft storage • Integral tandem garage

Extensive landscaped gardens with paved terracing • Vegetable garden • Greenhouse
Bespoke garage block with two open bay and single garage with loft storage over • Log store
Off-road parking

Planning permission to build an additional dwelling within the grounds
Stone barn/garden store • Level gardens

About 1.8 acres



SAVILLS BANBURY

36 South Bar, Banbury, Oxfordshire, OX16 9AE

01295 228 000

banbury@savills.com

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



SITUATION

Horley is situated a short distance north west of the market town of Banbury, in rolling north Oxfordshire countryside. The village is predominantly made up of period properties built from the attractive mellow coloured local ironstone. It also has a 12th century church and public house.

Banbury provides for a wide range of retail, leisure and other day to day requirements, with Stratford-upon-Avon and Oxford also being within reach.

Primary schools can be found in the neighbouring villages of Hornton and Shenington. Horley is in the catchment area for Stratford grammar schools. Independent Prep schools in the area include: Carrdus

(Overthorpe), St John's Priory (Banbury) and Winchester House (Brackley). Senior schools include: Bloxham School, Tudor Hall School, Warwick School and Sibford School, as well as those in Stratford-upon-Avon and Oxford.

Excellent communication links at Banbury for rail to London Marylebone (about 56 minutes) and Birmingham, and junction 11 of the M40.

Sporting and leisure activities include golf at Tadmorton Heath; horse racing at Stratford-upon-Avon and Warwick; motor racing at Silverstone; theatres at Stratford-upon-Avon, Chipping Norton and Oxford; and Soho Farmhouse private members club at Great Tew.





YELLOWELL HOUSE

Yellowell House is set in a private position and approached by a sweeping gravel drive. Built in the 1960's in an elevated position, it has been significantly extended and improved by the current owner incorporating exposed reclaimed beams, stone, brick and flagstones along with parkland fencing.

Constructed of local Hornton ironstone below a pitch tiled roof, it is located on the edge of the conservation village of Horley.

The property offers extensive practical living approaching 5700 sq ft (gross internal area) with attention to detail throughout. Key additions include fine open fireplaces, double glazed oak windows, hardwood flooring, high quality bespoke kitchen units, four oven Aga, Fired Earth and Sanitan white bathroom fittings, limestone flooring and bespoke garaging with Dura fitted units and cabinets.

Natural light pours into many of the reception rooms particularly the drawing room, kitchen and breakfast room and family room. Generous ceiling heights complement the ground floor living and give a sense of space and light.

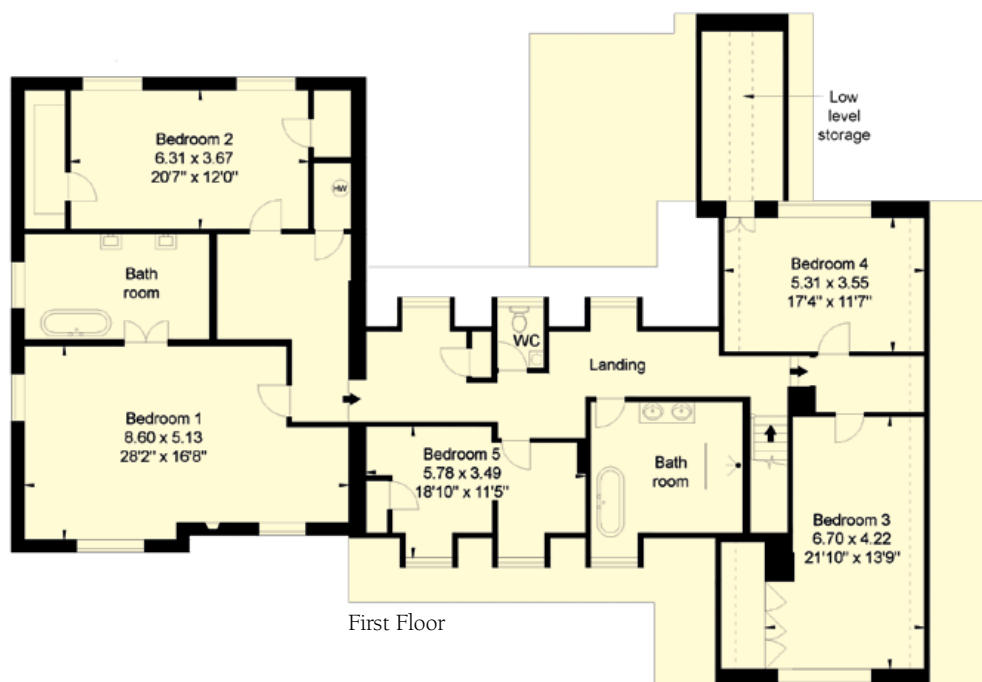
Given the property's edge of village position, many of the rooms enjoy a fabulous view over the gardens and countryside beyond.

The stylish interiors give it a modern feel creating a very comfortable family home.

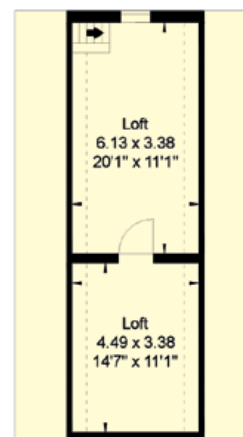




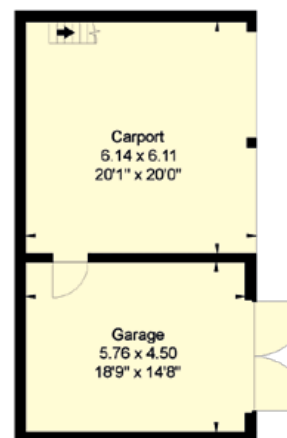
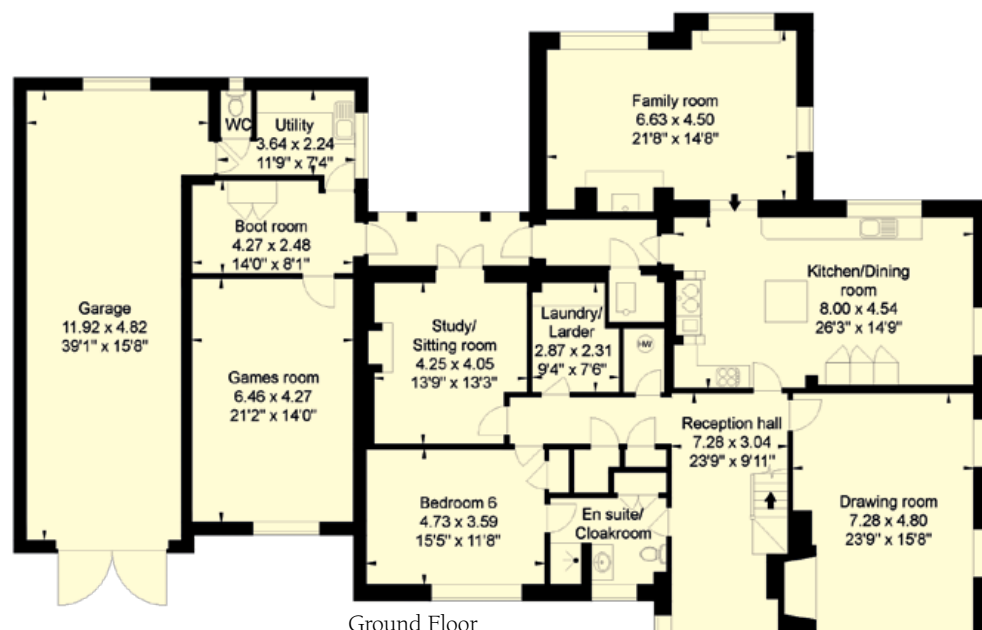




Denotes restricted head height



First Floor



Ground Floor
Not shown in actual location, orientation

YELLOWELL HOUSE

Approximate Gross Internal Area:
House: 523 sq m (5,630 sq ft) inc attached garage
Outbuilding: 101 sq m (1,088 sq ft)
Total: 624 sq m (6,718 sq ft)

For identification only. Not to scale





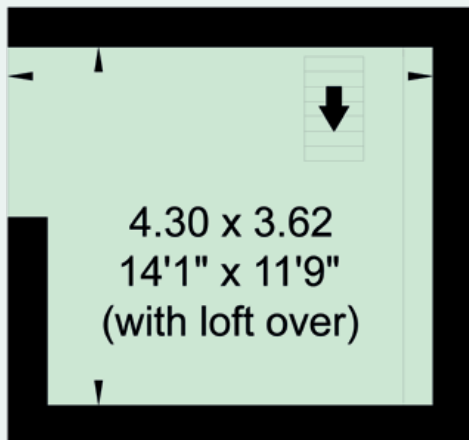


GARDEN AND GROUNDS

A key attraction is the garden that surrounds the house, which is level and predominantly laid to lawn. There are several mature trees including; a 19th century Wellingtonia; raised vegetable beds and Hartley Botanic greenhouse for the green fingered; and a Pergola plus paved entertaining areas all of which take advantage of the glorious views.

To the front is a gravel parking area for a number of cars; bespoke oak/reclaimed stone garaging and integral tandem garage with Dura fittings for the car enthusiast; and there is ample space for storage and a workshop. The single garage has heating, and the storage space above could be used for a variety of purposes subject to obtaining any necessary consents.





STONE BARN/GARDEN STORE

Approximate Gross Internal Area:
16 sq.m / 172 sq.ft
For identification only. Not to scale

PLANNING PERMISSION

There is full detailed planning permission (Application Number 20/00373/F) for the erection of an elegant single, detached four bedroom house approaching 3200 sq ft (gross internal area) and separate garaging and parking bays. Building Regulation Approval has also been obtained. The site also benefits from an existing stone barn/garden store with loft above. The plot extends to about 0.7 of an acre. For further information please contact the vendor's agent.





TENURE

FREEHOLD

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

LOCAL AUTHORITIES

Cherwell District Council. Tel: 01295 252535

COUNCIL TAX

Band G

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars including fitted carpets are included in the freehold sale. All other fixtures, fittings

and furnishings i.e. curtains, light fittings, etc. are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

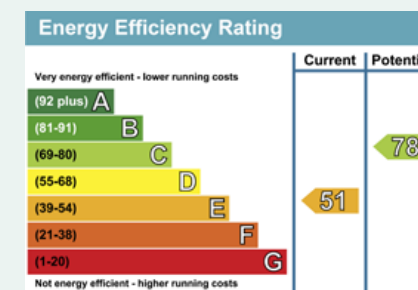
DIRECTIONS (OX15 6BL)

From M40 (J11) follow the A422 Warwick road around the north of Banbury. At the 6th roundabout turn right and continue north on the A422 which becomes the B4100. Shortly after passing the right hand turn to Hanwell take the left hand turning to Horley. On arriving in the centre of the village, turn right past The Red Lion, continue up the hill, past the church and onwards towards Hornton. Just before leaving Horley the entrance to Yellowwell House can be found on the right hand side. Turn in and immediately bear right where the driveway will take you to the front of the house.

VIEWINGS

Strictly by appointment with Savills.

Yellowell House



IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20.09.18NR. Capture Property. 01225 667287.

