

BALSCOTE HOUSE

BALSCOTE • BANBURY • OXFORDSHIRE



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Approximate times and distances:

Banbury 5.3 miles • Stratford-upon-Avon 17 miles • Warwick 19 miles • Oxford 28 miles

London 80 miles • M40 J11 5.8 miles

Train services from Banbury (6 miles) to London Marylebone from 55 minutes

Birmingham International Airport 38 miles

Simply charming

Entrance hall • Drawing room • Dining room • Kitchen/breakfast/sitting room
Boiler room • Boot room • WC

Principal bedroom • Five further bedrooms and three bathrooms (one en suite)

Stone barn • Garden stores • Off road parking

Garden

In all about 0.78 acres



Savills Banbury

36 South Bar, Banbury, Oxfordshire, OX16 9AE

01295 228010

banbury@savills.com

savills.co.uk

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





SITUATION

Balscote, on the border of North Oxfordshire and South Warwickshire, is a small, charming village made up of principally ironstone properties. Village amenities include the Butchers Arms public house, village hall and church, St Mary Magdalene, dating from 14th Century. More extensive amenities can be found in the market towns of Banbury and Chipping Norton, or further afield at Oxford, Stratford-upon-Avon and Leamington Spa. Excellent communication links on to the M40 at J11 (Banbury), approximately 6 miles away, giving access to Oxford and London to the south, or M40 at J12 (Gaydon) only 10 miles giving access to Birmingham to the north. Mainline train services from Banbury to London Marylebone (from 55 minutes). Birmingham airport is about 40 miles away. Schooling in the area includes primary schools at Wroxton, North Newington and Shenington, with senior state schooling at North Oxfordshire Academy and The Warriner, Bloxham. Local independent schools include St Johns Priory (Banbury), Carrdus (Overthorpe), Sibford School (Sibford Ferris), Warwick Prep, Kings High (Warwick), Warwick School, Bloxham School and Tudor Hall Girls (Bloxham). The property is also in the catchment area for the Stratford-upon-Avon Grammar Schools. Leisure and sporting activities include Soho Farmhouse at Great Tew; golf at Tadmarton and Brailes; horse racing at Stratford-upon-Avon, Warwick and Cheltenham; indoor sports centres at Banbury; motor racing at Silverstone; polo at Southam; walking and riding locally.





DESCRIPTION

Balscote House is a charming mid-17th century Grade II listed welsh grey slate and Horton stone detached house in the wonderful village of Balscote.

Upon entering the property through a wooden panelled door, you are welcomed into a substantial flagstone entrance hall with inglenook fireplace. From the entrance hall, there is access to the drawing room and dining room, both of which have views of the south-west facing gardens.

Period features include: stone mullioned windows; open/inglenook fireplaces; exposed timbers; window seats; leaded lights and flagstone flooring.

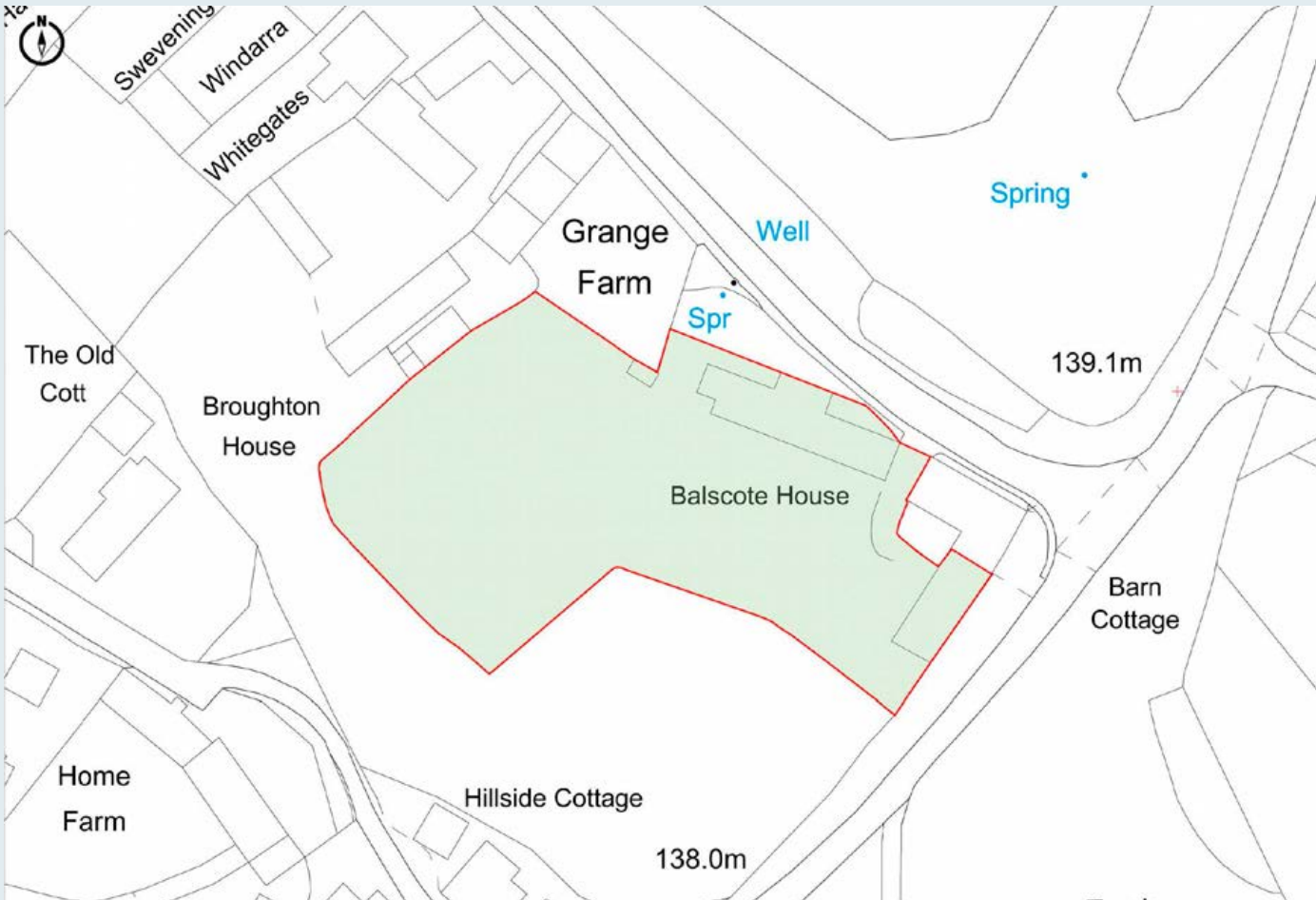
The house benefits from an open plan kitchen/ breakfast/sitting room with four door Aga and French doors leading out to the stone terrace making it the perfect sociable space for a family or for entertaining. Furthermore, the house benefits from a downstairs WC, sizeable boot room with access to the north side of the property and laundry room.

The first floor comprises four bedrooms and two bathrooms, one of which is en suite and there is potential to make the second bathroom en suite for the principal bedroom subject to the relevant

consents. The second bedroom is being used as a study but could be turned back into a bedroom. The second floor comprises two bedrooms and a bathroom, making it ideal for guests or teenagers. Additionally, there is extensive attic storage which could potentially be converted subject to the relevant consents.

Externally, there are multiple garden stores for tools and garden equipment as well as a fantastic stone barn with flagstone floor and tin roof. The barn has light and power connected and boasts huge potential and scope to be used as storage or be converted into an annex or spare dwelling subject to the relevant consents. A spring runs past the house and through the garden and feeds into a lovely fresh water plunge pool in the middle of the garden. The flow of the spring can be altered and diverted to not run through the plunge pool at all times.

The gardens are full of character and are mainly laid to lawn with shrub borders, box parterre and gravel pathways interspersed with beautiful mature trees. The garden is completely enclosed with a low drystone wall running around the perimeter of the property.





Directions (OX15 6JN)

From Banbury take the A422 towards Stratford, passing through the villages of Drayton and Wroxton. Having left Wroxton, turn left at the first turning sign posted Balscote. On entering the village take the first turning immediately on the right onto Chapel Lane and Balscote House is the first entrance on the left hand side.

Services

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

Council Tax

Band G

District Council

Cherwell District Council - 01295 252535

Tenure

Freehold

Fixtures and Fittings

Those items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the Vendor's agents.

Viewings

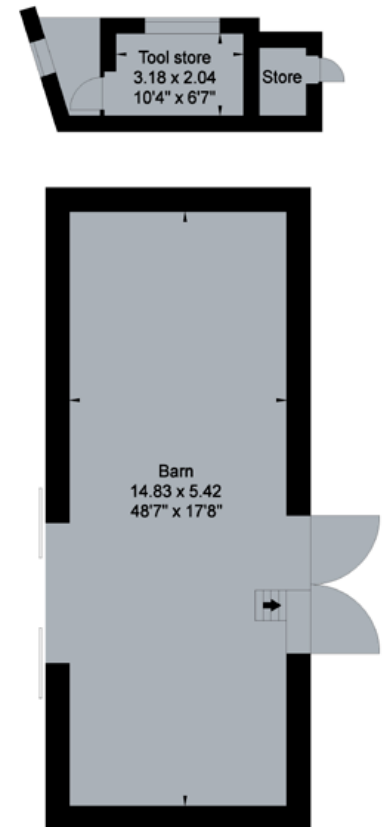
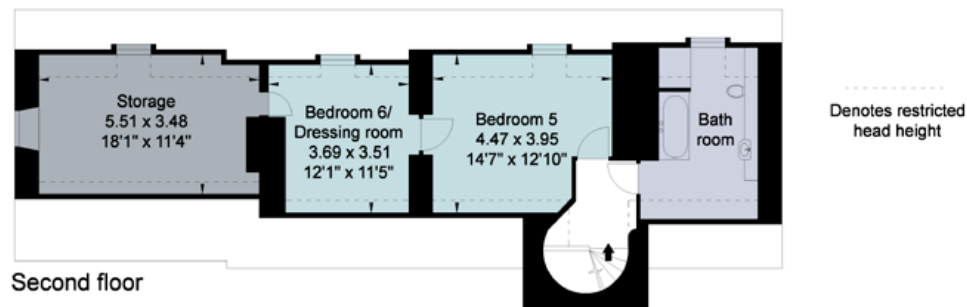
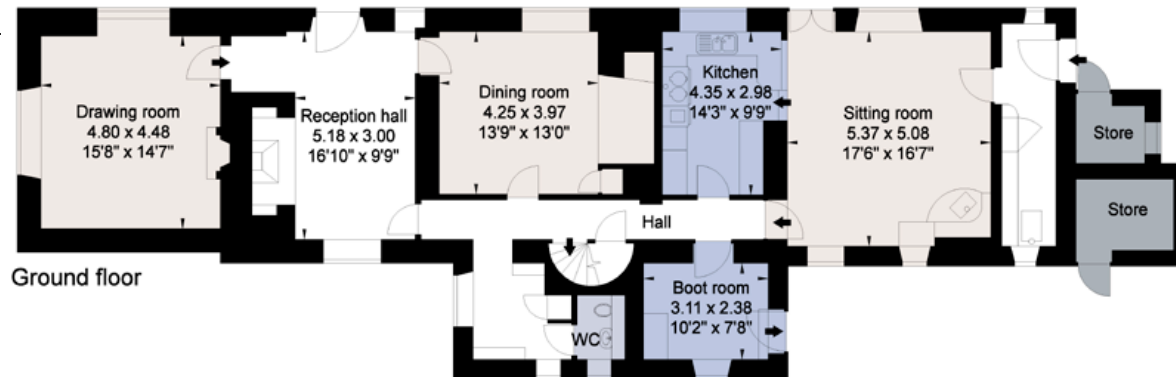
By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property.



Balscote House

Approximate Gross Internal Area:
Main House: 362 sq m (3,889 sq ft)
Outbuilding: 98 sq m (1,056 sq ft)
Total: 460 sq m (4,995 sq ft) .

For identification only. Not to scale.



Outbuildings
Not shown in
actual location /
orientation

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