Country escape with paddock and home office

Otterburn, Balscote, Banbury, Oxfordshire  OX15 6JL
Unique property offering single level living • Spacious modern interiors alongside period features • Home office/annexe • Edge of village position in tranquil setting • About 1.58 acres

Local information
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), less than 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 59 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), Silford School (Silford 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 Brailies; 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.

Approximate distances and times: Banbury 4.5 miles, Stratford-upon-Avon 17 miles, Warwick 19 miles, Oxford 28 miles, London 80 miles, M40 J11 5.8 miles. Train services from Banbury (5.5 miles) to London Marylebone from 56 minutes, Birmingham International Airport 35.5 miles.

About this property
Set in 1.58 acres of landscaped gardens, paddock and orchard, Otterburn offers a unique opportunity for single level living that has been sensitively transformed by the current owners to provide spacious and flexible accommodation. Successfully combining period features, such as exposed beams and stonework, with stylish modern interiors, the property has a welcoming feel. The ancillary accommodation adds to its appeal. Otterburn is set on the edge of the village green in a tranquil setting, yet within reach of good communication links and well regarded schooling.
A light and generous hallway creates a welcoming entrance. The spacious sitting room features exposed beams, stone chimney with wood burning stove and window seats and opens into a wonderfully light, recently added play room area with lantern ceiling. The separate dining room features bi fold doors into the hallway and double doors into the kitchen. The area can be opened up to provide a wonderful entertaining area.

The kitchen/breakfast room has been transformed with stylish cherry wood fitted base and wall units and large island unit / breakfast bar with quartz work surfaces and integrated appliances. There is also space for a table and door onto the east facing courtyard. Accessed from the kitchen and the side courtyard is also a useful utility room. The house has been wired with extensive lighting options.

A separate wing of the house provides flexible bedroom accommodation. The spacious principal bedroom benefits from an en suite shower room and doors onto the south facing terrace. A second double bedroom with in-built cupboards also has doors onto the terrace. There are a further two bedrooms and a stylish, recently fitted family bathroom.

Set behind an electric gate, the property benefits from a gravel parking area for several cars, insulated double garage with power and workshop / store to the rear. Set with the garden there is also a useful detached log cabin, which can be used as an office / annex, with a kitchenette, wood burning oven and shower room with mains plumbing.

The south facing gardens and grounds extend to about 1.5 acres and are flanked by a stream on one side and area of woodland on the other. To the side of the property is a paved courtyard which leads around to a terrace at the rear, over-looking the extensive garden. The mature, landscaped garden offers a tranquil setting, ideal for those looking for an escape to the country. Leading from the garden is a further, fenced paddock, with area of woodland to the side and orchard.

**DIRECTIONS (OX15 6JL)**
From Banbury take the A422 towards Stratford, passing through the villages of Drayton and Wroxton. Having left Wroxton, turn left onto Manor Farm Lane, sign posted Balscote. On entering the village take the first turn on the left at the grass fork the property can be found on the left hand side overlooking the village green.

**SERVICES**
Mains water, electricity and drainage. Oil fired central heating. Broadband available to the house and office subject to the usual transfers.

**COUNCIL TAX BAND: F**

**DISTRICT COUNCIL: Cherwell District Council – 01295 252535**

**Viewing**
Strictly by appointment with Savills
Otterburn, Balscote, Banbury, Oxfordshire  OX15 6JL
Gross internal area (approx) 2,063 sq ft
Outbuildings 909.11 sq ft
Total 2,972.22 sq ft

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Energy Efficiency Rating

Catherine Scandrett
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Otterburn Balscote OX15 6JL
Main House Approx. Gross Internal Area - 191.67 sq m. 2063.11 sq ft.
Garage & Outbuilding Approx. Gross Area - 84.46 sq m. 909.11 sq ft.
Total Approx. Gross Area - 276.13 sq m. 2972.22 sq ft.

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2020-09

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