

Horley, Banbury Oxfordshire OX15 6BJ

51°44′39″N , 0°34′58″W what3words///obstruction.swear.materials THE COUNTRY HOUSE DEPT.







ABOUT THIS HOUSE



n the market for the first time since 1956, the current owners have invested extensively and sensitively, from overhauling the rooves to creating a generous kitchen and breakfast room

centred around a four-oven Aga, and a stylish annexe. That said, there's scope for a new owner to leave their own mark.

The accommodation is wonderfully versatile with three principal reception rooms, generous bedrooms, two staircases, and home office spaces. Outside, a two-bedroom cottage offers guest, staff or income potential.







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THE FINER DETAILS



6 Bedrooms 5 Reception rooms 4 Bath/Shower rooms Garaging 2.21 acres Outbuildings 7 stables Annexe Outdoor heated swimming pool Tennis Court

AGENT'S NOTE

There is a public footpath that crosses the property. There is a right of way that crosses the property.







Oil fired central heating EPC E LISTING Grade II* COUNCIL TAX House - Band H Cottage/Annexe – Band A

Cherwell District Council















ABOUT THIS AREA

orley is a charming North Oxfordshire village, set amidst gently rolling countryside to the north-west of Banbury. Known for its rich architectural heritage, the village is predominantly made up of period properties built from the region's distinctive, warm-hued ironstone. At its heart stands a 12th-century church and a traditional village pub, both central to local life.

The nearby market town of Banbury caters for everyday shopping, leisure and dining needs, while Stratford-upon-Avon, Warwick, Leamington Spa and Oxford are all within comfortable reach for broader amenities and cultural attractions.

Local schooling options are excellent. Primary schools are found in neighbouring Hornton and Shenington, with Horley falling within the catchment for Stratford grammar schools (at time of writing). Highly regarded independent schools nearby include St John's Priory (Banbury), The Croft (Stratford-upon-Avon), Winchester House (Brackley), Beachborough (Westbury) Bloxham School, Tudor Hall, Stowe, and Rugby.









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swift access to London, Birmingham and the national motorway network.

Leisure opportunities abound, from golf at Tadmarton Heath and racing at Stratford and Warwick to Soho Farmhouse at Great Tew.





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ABOUT THIS AREA

or commuters, Banbury mainline station provides regular, direct services to London Marylebone in under an hour. The M40 (Junction 11) lies just five miles away, offering

TOWNS & TRAIN STATIONS Banbury 5 miles Stratford Upon Avon 15.4 miles Banbury station 5.8 miles (trains to London in approx 50 minutes) M40 Junction 11, 5.4 miles

LOCAL

The Moon and Sixpence, Hanwell Soho Farmhouse, Great Tew The Boxing Hare, Swerford





PLEASE NOTE THIS IS A GUIDE ONLY

FLOORPLAN



Total - 898.1 sq m / 9669 sq f | **House** - 84.1 sq m / 6288 sq ft **Garage** - 54.2 sq m / 584 sq ft | **Outbuildings** - 198.8 sq m / 2140 sq ft | **Cottage** - 61. sq m / 657 sq f

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Stable	Stable	Stable
3.70 x 3.02	3.70 × 3.02	3.70 x 3.02
12'2 x 9'11	12'2 x 9'11	122 x 9'11
	8/////	8 / / /

AREA GUIDE Oxfordshire

rom the Riverside glamour of Henley in the South to Banbury's glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of pictureperfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country's finest restaurants and retreats, including Raymond Blanc's two Michelin starred Le Manoir aux Quat'Saison and the renowned Soho Farmhouse. Lover of the outdoors are spoilt such as walking along the banks of the Thames, which winds its way through the heart of the county.

WALKING Compton Verney

Stroll through Compton Verney's lush parkland, admire historic landscapes, serene lake views, sculptures, ancient trees, and peaceful beauty.

EATING Le Manoir aux Quat'Saison

- **OUT** Described as "a twist of imaginative genius", Raymond Blanc's vision for Le Manoir aux Quat'Saison has always been one of world-class gastronomic flair and outstanding organic produce.
- **EVENT** Henley Royal Regatta A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July.

DAY OUT Blenheim Palace

A monumental country palace in Woodstock. The palace, one of England's largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.



BANBURY

Blenheim Palace

The Eyston Arms

OXFORD

Soho Farmhouse

CHIPPING NORTON

The Trout



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