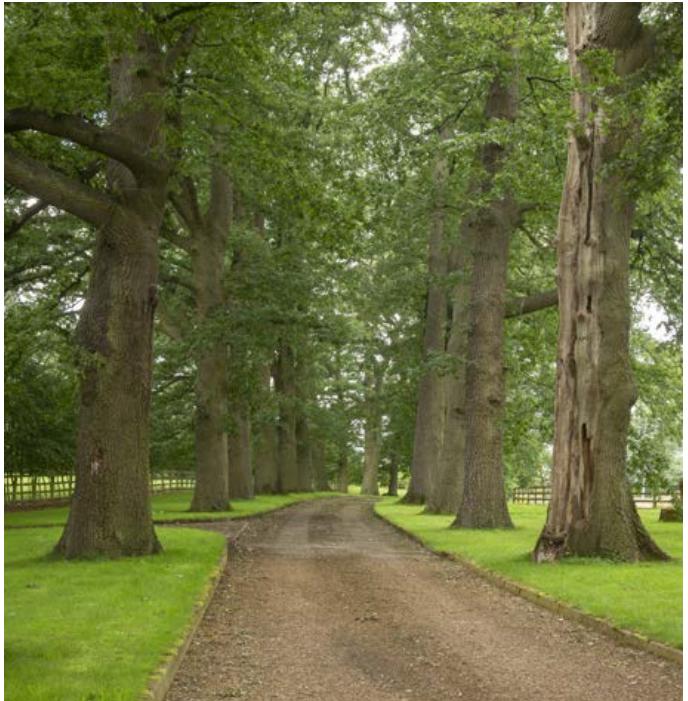


Tadmarton House

Lower Tadmarton, Oxfordshire







Tadmarton House

Lower Tadmarton, Oxfordshire

Banbury 6 miles (mainline railway station to London Marylebone in 56 minutes), Chipping Norton 10 miles, M40 (J11) 6 miles
Oxford 22 miles, Central London 80 miles, Soho Farmhouse 9 miles
(Distances and times approximate)

A Grade II Listed Italianate villa situated in an elevated position with far reaching views.

Accommodation

Ground Floor

Reception Hall | Dining Room | Drawing Room | Family Room | Sitting Room | Kitchen/breakfast Room
Utility Room | Boot Room | Pantry | Cloakroom and WC | Extensive Cellars

First Floor

Principal bedroom with en suite bathroom and dressing room
3 further bedrooms (one with en suite and dressing room, and one with en suite) | Family bathroom

Second Floor

4 bedrooms | Family bathroom | Kitchen | Sitting Room | Box Room

Outside

Triple Garage | Gardener's Store | Summerhouse | Formal Gardens | Orchard | Lake | Parkland

In all about 24.06 acres

For Sale Freehold

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Situation

Tadmarton House is situated to the North West of Bloxham, in the rolling countryside between the market towns of Banbury and Chipping Norton. Chipping Norton provides shopping for your everyday essential needs with Banbury offering an extensive range of shopping and recreational facilities. Bicester Village, 19 miles away, provides facilities including Europe's largest factory outlet. Daylesford Organic Shop & Spa is 15 miles away and the popular Soho Farmhouse only 9 miles.

Situated for excellent communications with access to London 80 miles, M40 (J11) 10 miles, Banbury Station 6 miles, with a journey time to London Marylebone in approximately 56 minutes, Birmingham Airport 11 miles, Heathrow 72 miles and Oxford Airport 12 miles.

There is an excellent range of state and private schools in the area including the Carrduis School, Tudor Hall for girls, Bloxham and Sibford Schools, Warwick Prep and Warwick School, King's High School, Stowe and Winchester House as well as all the Oxford schools being within striking distance.

Sporting activities in the area include racing at Cheltenham and Stratford-upon-Avon, polo at Kirtlington and Cirencester Park. Golf can be found at Tadmarton, The Oxfordshire, Heythrop Park, Burford and Studley Wood and motor racing at Silverstone.





Tadmarton House

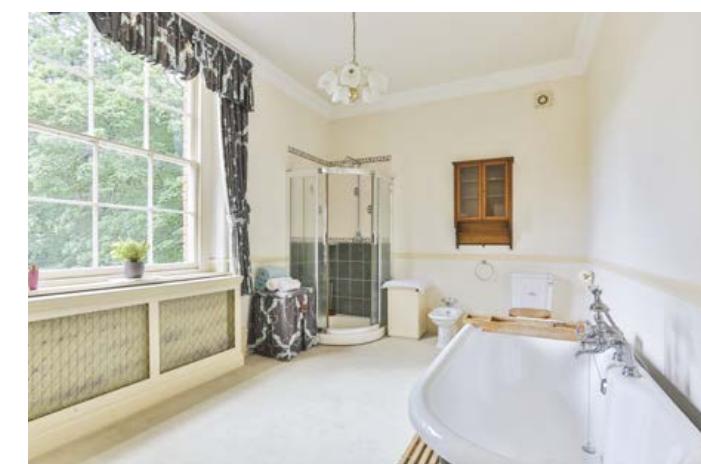
Tadmarton House is an imposing Grade II Listed family house situated in an elevated position with outstanding south facing views over the surrounding Oxfordshire countryside. The property was included by the famed architectural historian Sir Nikolaus Pevsner CBE in his book *Buildings of England*. The property was built around 1830 by Captain Lampet who originally named it The Highlands.

Constructed of part brick and part Horton stone with ashlar quoins, under a Welsh slate roof with cornice and modillions. The property underwent a total renovation project in 1998 by the previous owners saving the house from dereliction.

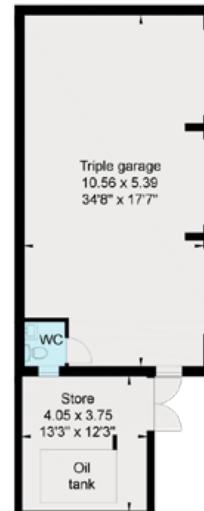
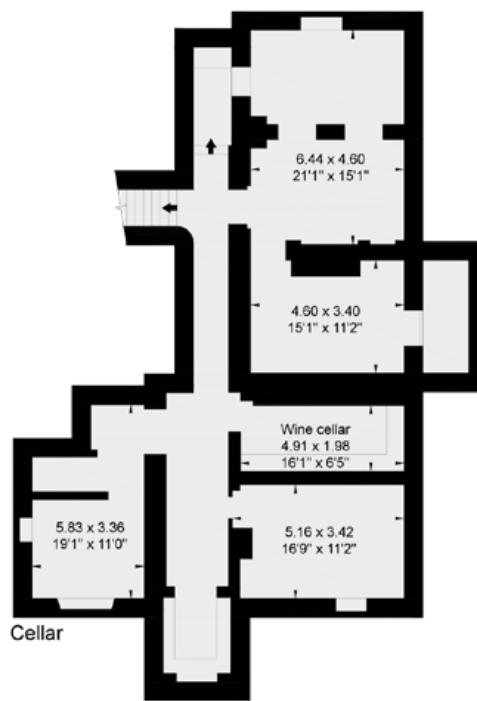
The reception hall is incredibly spacious, offering great ceiling heights, leading down the length of the house to a door out to the lavender garden. All of the main entertaining rooms are on the south side of the property benefitting from wonderful views over

the parkland and lake. The large French windows flood the rooms with light and the family room has French doors opening out on to a patio dining area with spectacular views over open countryside with the village of Bloxham and its church spire in the distance. The kitchen is on the north side of the house with a back door in from the garaging and parking, you enter through a boot room with cloakroom and the stairs to the extensive cellars are opposite along with a spacious pantry.

There are eight bedrooms, three with ensuite bathrooms and/or with dressing rooms, maintaining the elegant proportions, high ceilings, sash windows and the higher you go, the better the southerly views become. On the second floor, there is kitchen and sitting room that has its own access from the back staircase, ideal for staff or nanny flat.

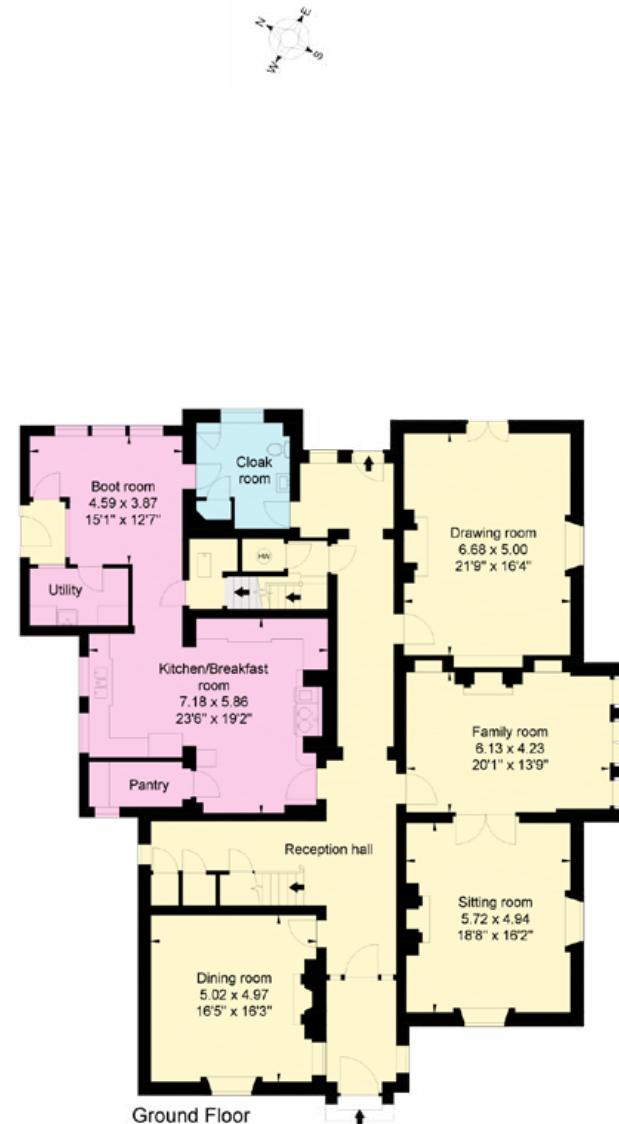


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



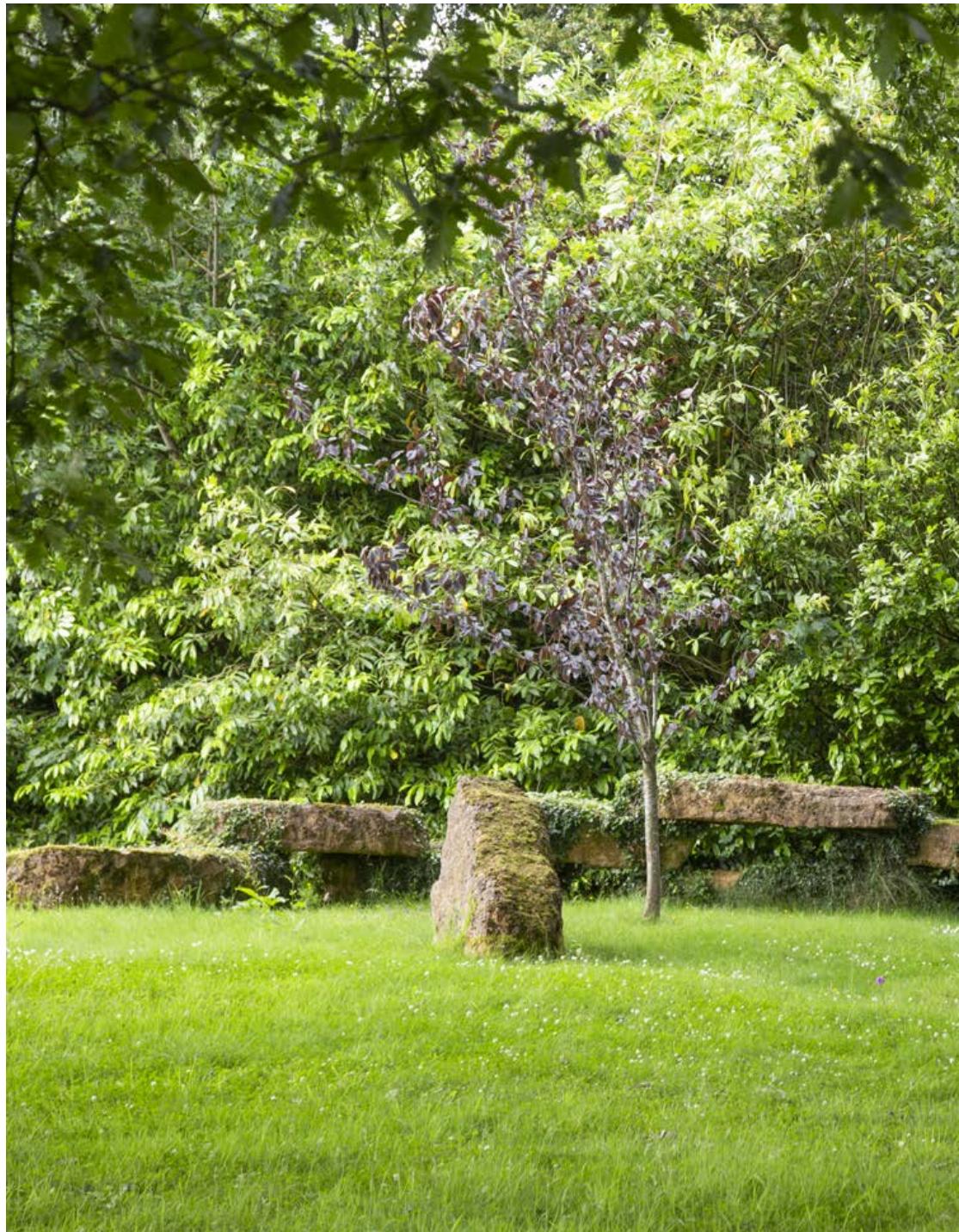
Approximate Gross Internal Floor Area
Main House: 831 sq m / 8,947 sq ft
Outbuilding: 74 sq m / 800 sq ft
Total: 905 sq m / 9,747 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Second Floor







Garden & Grounds

The property is approached by double electronically operated wrought iron gate opening to a sweeping mature oak tree lined driveway leading you up to the front door.

To the eastern side of the property is a parterred lavender garden. A pergola with climbing roses and clematis creates a walkway leading to the formal gardens and extensive lawns with a magnificent lime tree at its centre. There are a couple of outbuildings and a summer house which would make for great outdoor entertaining.

To the north is a courtyard providing a car parking area and access to the triple garage and machinery shed with a gardeners' WC in one corner.

The majority of the land comprises of parkland that stretches round the south side of the property with a number of mature trees and leading down to the lake.

Tadmarton House



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— — — Approximate route of public bridleway

**Knight
Frank**

Date	Crown By	Scale	Plan Ref
26.07.21	CW	1:2500 @ A3	
Title Tadmarton House			

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Services

Mains water, electricity and gas. Mains drainage. Gas-fired central heating and oil fired AGA.

Local Authority

Cherwell District Council – 01295 227001

Rights of Way

There is a footpath on the far boundary to the east of the property.

Listing

The property is Grade II Listed

Directions (OX15 5SW)

From Banbury proceed westbound on the B4035 towards Shipston-on-Stour. About one mile after Broughton, just before Lower Tadmarton, take the left hand turn signposted to Bloxham. Take the second left hand turning signposted Highlands and the entrance to Tadmarton House will be found after about 40 yards on the right hand side.

Viewing

Strictly by prior appointment with sole agents Knight Frank.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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