



Tadmarton Lodge, Lower Tadmarton, Oxfordshire



A private and substantial house arranged over 55 acres with wonderful views, a courtyard of buildings and an indoor swimming pool.

Summary of accommodation

Main House

Drawing room | Dining room | Sitting room | Study
Guest cloakroom | Kitchen | Breakfast/family room
Boot room | Utility room | Conservatory
Principal bedroom suite | Four further bedrooms
Family bathroom | Further cloakroom
Cellar including storage, wine and boiler rooms

Outside

A stable courtyard including fire boxes, tack room, hay store, wood store, garage block, machinery and stables. Ménage
Indoor swimming pool with changing room and shower room

In all about 5.72 acres



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Situation

Tadmarton Lodge is situated to the North West of Bloxham, in the rolling countryside between the market towns of Banbury and Chipping Norton. Chipping Norton provides all the facilities one would expect from a market town including a Marks & Spencers, Co-op and Sainsburys together with two theatres and minor injuries hospital.

Nearby Banbury offering an extensive range of shopping and recreational facilities together with a fast rail service to London.

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 is only 9 miles away.

London is approximately 80 miles, M4 (J11) 6 miles, Banbury Station 5 miles, with a journey time to London Marylebone in approximately 56 minutes, Birmingham Airport 43 miles, Heathrow 70 miles and Oxford Airport 17 miles.

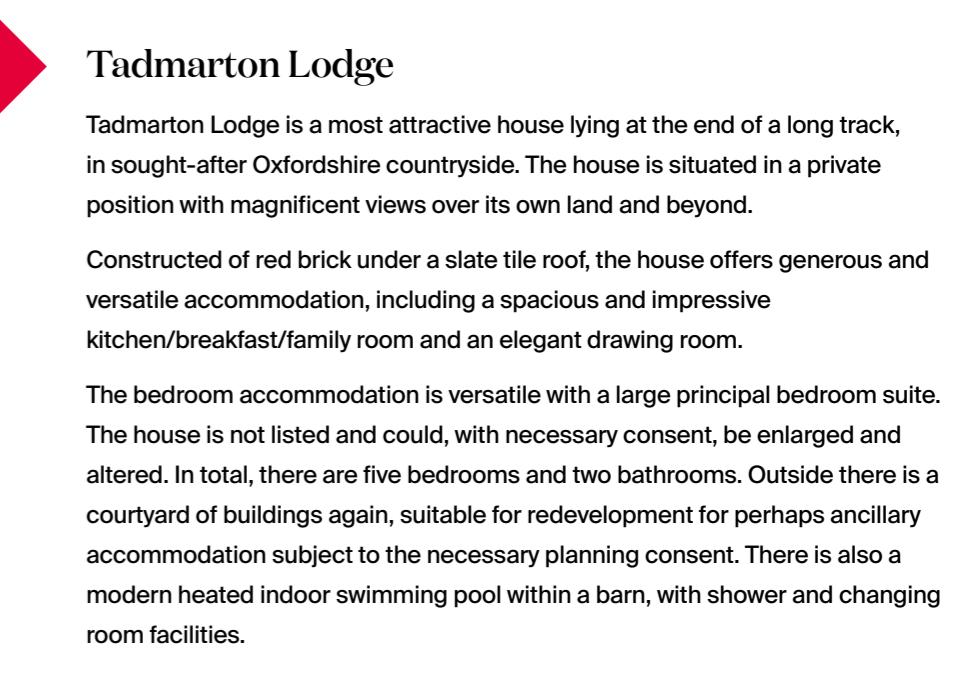
There is an excellent range of state and private schools in the area, including the Carrdu School, Tudor Hall for girls, Bloxham and Sibford Schools, Warwick Prep and Warwick School, King's High School, Stowe and Winchester House, as well as all the Oxford schools being within striking distance.

Sporting activities in the area include racing at Cheltenham and Stratford-upon-Avon, and 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.

Distances

Banbury 5 miles (mainline railway station to London Marylebone in 56 minutes), Soho Farmhouse 9 miles, Chipping Norton 10 miles, M40 (J11) 6 miles, Oxford 25 miles, Central London 80 miles.

(Distances and times approximate)



Tadmarton Lodge

Tadmarton Lodge is a most attractive house lying at the end of a long track, in sought-after Oxfordshire countryside. The house is situated in a private position with magnificent views over its own land and beyond.

Constructed of red brick under a slate roof, the house offers generous and versatile accommodation, including a spacious and impressive kitchen/breakfast/family room and an elegant drawing room.

The bedroom accommodation is versatile with a large principal bedroom suite. The house is not listed and could, with necessary consent, be enlarged and altered. In total, there are five bedrooms and two bathrooms. Outside there is a courtyard of buildings again suitable for redevelopment for perhaps ancillary accommodation subject to the necessary planning consent. There is also a modern heated indoor swimming pool within a barn, with shower and changing room facilities.



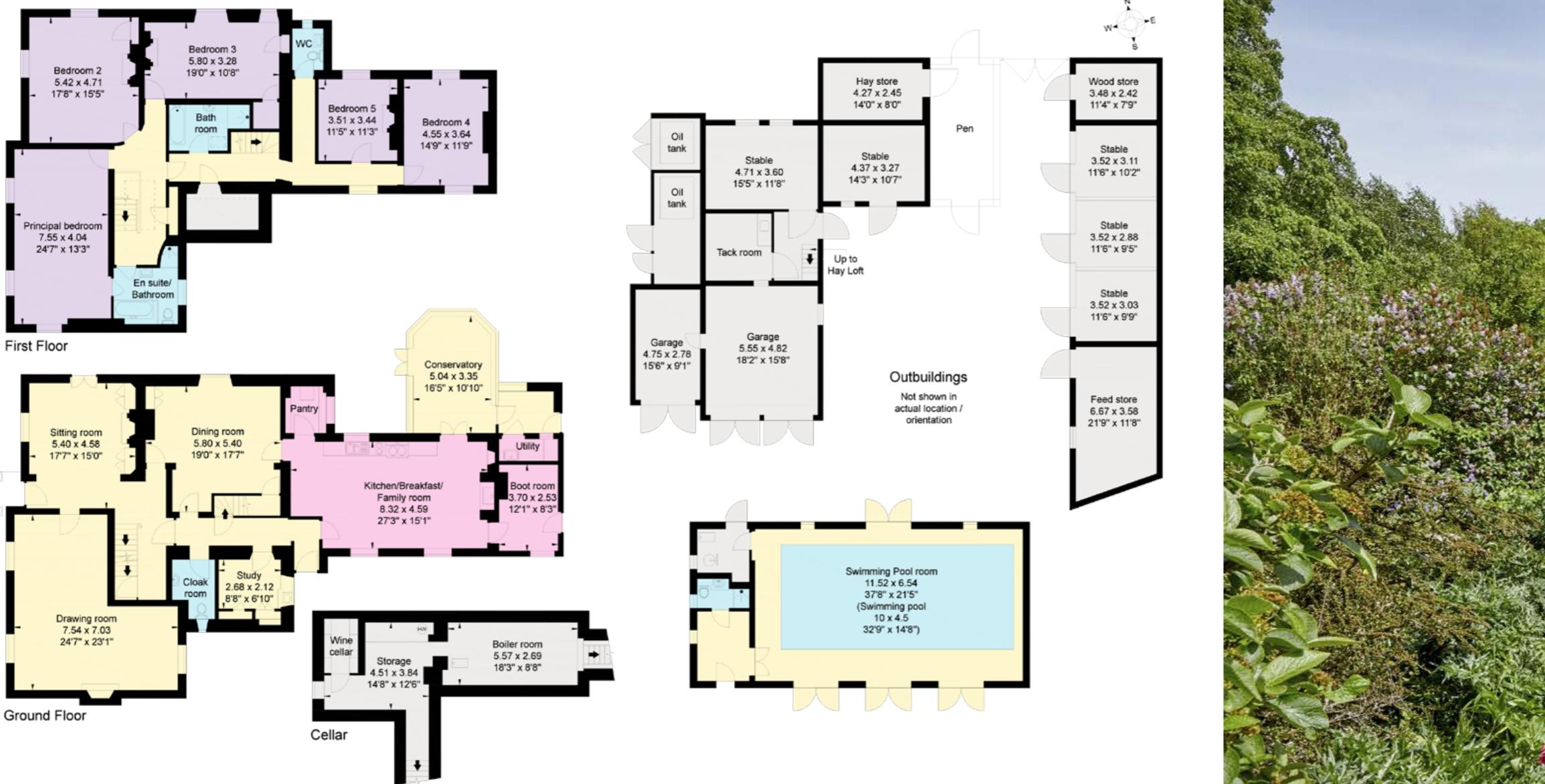


Approximate Gross Internal Floor Area

House: 427 sq m / 4,598 sq ft

Outbuildings: 274 sq m / 2,951 sq ft

Total: 701 sq m / 7,549 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.



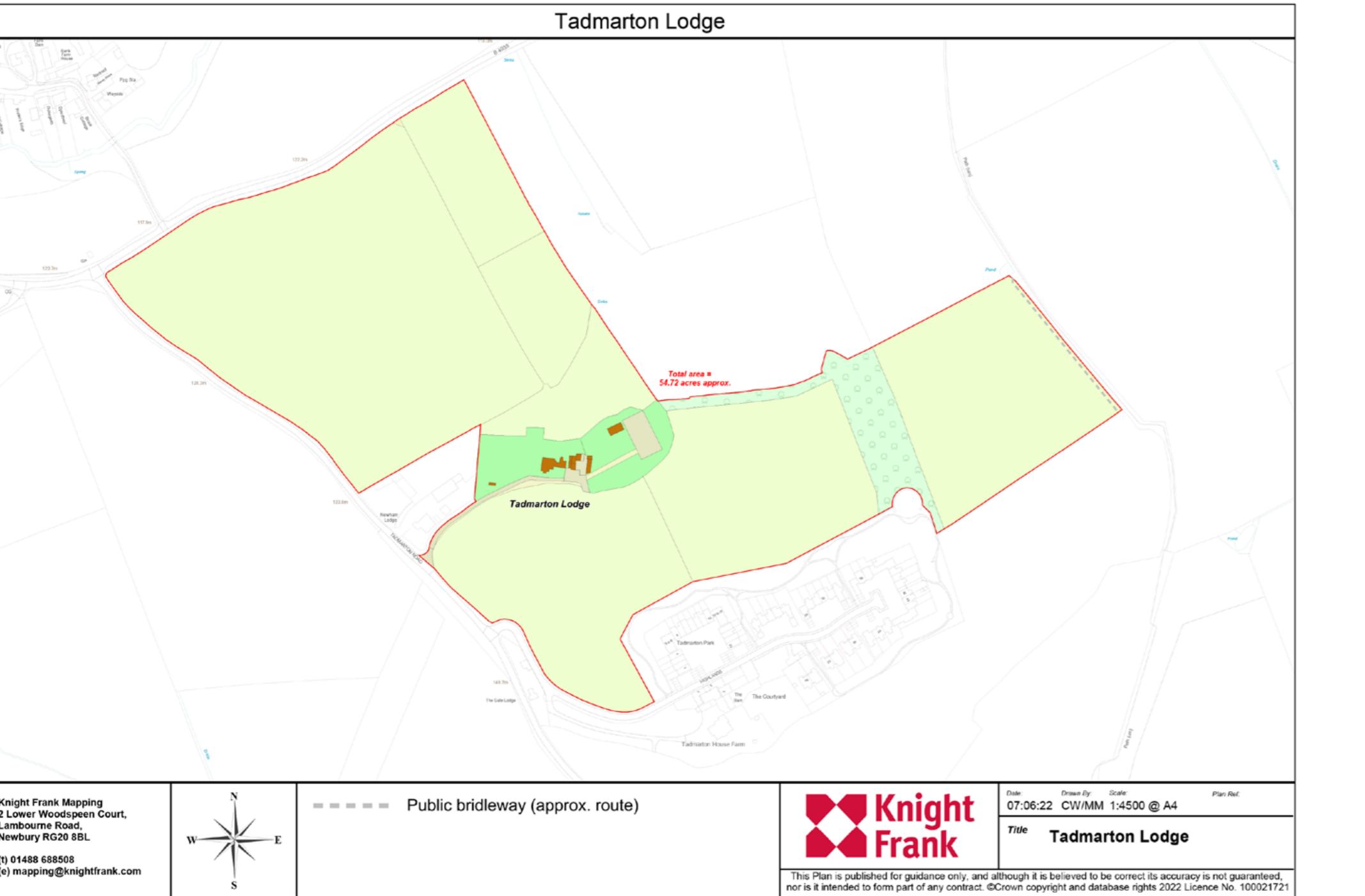


Garden and Grounds

The stable block consists of five loose boxes, a feed room and tack room with ménage located next to the indoor pool. There are also two garages with parking for three cars.

The garden complements the setting, landscaped with mature trees, formal and informal lawned areas, shrub borders and water features with a view over open countryside.

The property extends to approximately 55 acres made up of seven fields with water supplies to the north and south with various gate accessions to highways and a small block of woodland.



Services

Oil fired central heating, electric AGA, private drainage via septic tank, mains water and electric. Broadband alarm system and sensors.

Swimming pool heated by air source heat pump with back up oil tank.

Local authority

Cherwell District Council. Tel: 01295 22701.

Energy performance certificate

Rating: Band F.

Rights of way

There is a footpath on the far east boundary.

Listing

The property is not listed.

Directions (Postcode: OX5 5SW)

From Banbury, proceed westbound on the B4035 towards Shipston-on-Stour. About one mile after Boughton, just before Lower Tadmarton, take the left-hand turning signposted to Bloxham. After a third of a mile, look to your left, just after a small bridge there is a driveway flanked by dry stone walls. This is the drive to Tadmarton Lodge. If you reach the next turning on the left (Highlands), you have gone too far.

Viewings

All viewings must be made strictly by appointment only through the vendor's sole selling agent, Knight Frank LLP.



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