



Yeomans, Upper Tadmarton, Oxfordshire

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A seamless combination of period charm and high-end finish situated in a popular village.

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### Summary of accommodation

**Ground floor** Entrance hall | Drawing room | Dining room | Garden room  
Kitchen/breakfast room | Utility room | Cloakroom | Cellar

**First floor** Four to five bedrooms | Two bathrooms

**Outside** Garage and carport with studio above | Delightful gardens  
Thatched rotunda for al fresco dining

### Distances

Banbury 4 miles, (London/Marylebone from 55 minutes), Great Tew & Soho Farmhouse 6 miles, M40 Motorway (Junction 11) 5 miles, Chipping Norton 10 miles, Oxford 27 miles (All times and distances approximate).

### Yeomans

Yeomans is a beautiful Grade II listed village house which has been lovingly restored and updated and now seamlessly blends the character of the original 16<sup>th</sup> century thatched house with modern living.

Features include exposed beams in the kitchen/breakfast room, the drawing room and the dining room. A high-quality fitted kitchen. Inglenook fireplace and a stunning oak staircase leading from the ground floor. Great care has been taken to link the original house via a glazed link to a modern glazed garden room with stone floors and a wood-burning stove and doors leading to the garden. The bedrooms and bathrooms are on two floors with a spiral staircase accessing the second floor.

The main house is situated in landscaped gardens with lawns, mature flowers trees and shrubs, a gazebo and a raised courtyard and seating area. Planning has been granted for a gym/studio within the grounds (details available upon request).

On the opposite side of the village road is the newly constructed garage which has a studio/office above which provides parking.



## Location

The village of Upper Tadmarton is positioned between Banbury and Chipping Norton and is surrounded by rolling countryside. Bloxham lies three miles east with a good range of local facilities, including a grocer, butcher, newsagents, post office, public houses, doctor and dental surgeries. The property is also within the catchment area for Soho Farmhouse, which is only a short drive away.

Banbury provides excellent access to London, Oxford and Birmingham via the M40 (Junction 11). Regular fast train service from Banbury to London Marylebone takes approximately 55 minutes. Road communications are excellent, with fast access to Birmingham International Airport and Heathrow via the motorway network.

Within striking distance are several outstanding schools, including Bloxham School, Sibford, Tudor Hall and Stowe, with further schooling available in the University City of Oxford. There are numerous excellent preparatory and primary schools in the area, including Winchester House at Brackley and Beachborough at Westbury. Sporting activities in the area include golf at Tadmarton Heath and Chipping Norton; racing at Stratford and Warwick; and an indoor sports complex at Banbury.

## Directions (postcode OX15 5SJ)

From Banbury take the A4035 towards Broughton and Shipston-on-Stour. Continue through the village of Broughton and Lower Tadmarton heading for Upper Tadmarton. Yeomans is on the left handside as you entre the village. Parking is opposite the house across the road. See site plan.

## Property information

**Services:** Mains electricity, water and drainage. Oil-fired central heating. Fibre-optic broadband

### Local authorities:

Cherwell District Council. Tel: 01295 252535

Oxfordshire County Council. Tel: 01865 792422

**Council Tax Band:** H

**Tenure:** Freehold



## Viewings

By appointment through sole selling agent Knight Frank.

## Fixtures and Fittings

Those items mentioned in these sale 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 selling agents.



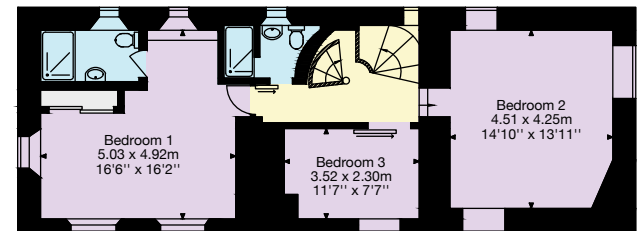
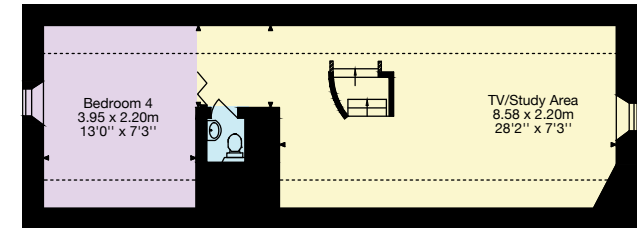
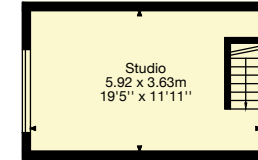
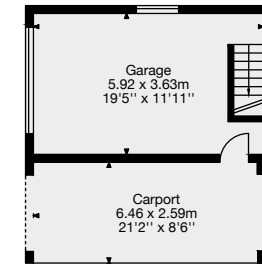
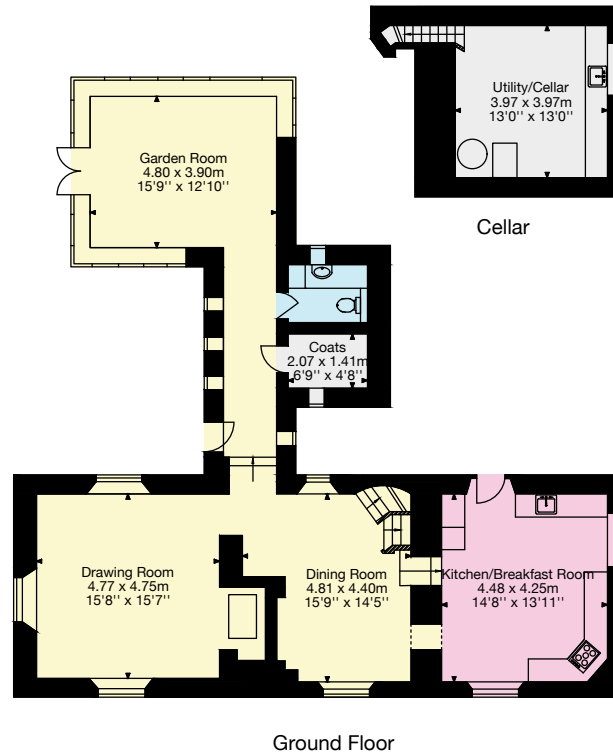
## Approximate Gross Internal Floor Area

Main House = 244 sq m / 2,624 sq ft

Studio = 43 sq m / 464 sq ft

Total Area = 287 sq m / 3,088 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.



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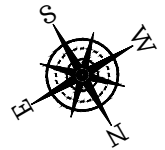
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I would be delighted to tell you more

Harry Sheppard

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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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2022. Photographs and videos dated June 2022.

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