



Farnborough Barn  
Farnborough, Oxfordshire/Warwickshire Border


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A large **converted barn** with a detached cottage and self-contained wing surrounded by its own land with stables, outbuildings and manège.

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## Summary of accommodation

### Main House

Reception hall | Drawing room | Dining room | Study | Kitchen/breakfast room | Hall | Utility room | Boot room | Two cloakrooms | Four bedrooms

Three bathrooms (two en suite) | Dressing room

### South Wing/Annexe

Entrance hall | Kitchen/living room | Three bedrooms | Bathroom

### The Gallery

Cottage with sitting room, kitchen, dining room, two bedrooms, bathroom and private garden with open store

### Outside

Double garage | Workshop | Treehouse | Gardener's WC | Extensive, mature, well stocked, partly walled gardens, terrace and pond | Tree lined driveway leading to a large courtyard | Wooded grounds | Hard tennis court

Five bay steel portal frame farm buildings with six stables | Wash boxes  
Two tackrooms/rug stores

American timber barn with twelve stables | Timber isolation boxes  
Open fronted stores | Manège | Ample hard standing

Further brick stabling and two open fronted barns/field shelters

Dew pond, pasture fields and woodland of about 35 acres

**In all about 40 acres**

### Distances

Banbury 7 miles (London/Marylebone via rail about 56 minutes),  
M40 Motorway (J11) 8 miles, Brackley 16.5 miles, Warwick and Leamington  
Spa 18 miles, Oxford 35 miles (All distances and times are approximate)



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## Situation

Farnborough is a sought-after village in rolling North Oxfordshire/South Warwickshire countryside with access to Banbury, Warwick, Leamington Spa, historic Stratford-upon-Avon, Birmingham and Oxford. Local facilities include a village hall, parish church and public house/restaurant. There is a doctor's surgery, primary school and shops in the nearby village of Fenny Compton, approximately two miles away. The National Trust property Farnborough Hall is approximately 1.5 miles away. Banbury and Bicester railway stations provide mainline rail links to London Marylebone, and Birmingham.

There is a local primary in the village and a local secondary school in Kineton and Southam college. Prep schools include The Croft (Stratford-upon-Avon), St John's Priory (Banbury), Carrdus (Overthorpe), Bilton Grange (Dunchurch) and Arnold Lodge (Leamington Spa). Senior independent schools include Tudor Hall Girls (Bloxham), Bloxham, King's High School (Warwick), Stratford Grammar, Kingsley Girls (Leamington Spa) and Rugby.

The M40 motorway is accessed at either junction 12 (Gaydon), approximately five miles away or from junction 11 (Banbury), eight miles away. Intercity rail services are from Banbury to London (Marylebone from 55 minutes) and Birmingham from Leamington Spa. Birmingham Airport from 40 minutes.

Sporting and leisure facilities include golf at Hellidon, Tadmarton and Cherwell Edge (Middleton Cheney); Horse racing at Stratford-upon-Avon and Warwick; Polo at Kirtlington and Rugby; Eventing at Aston le Walls; lovely walks in the Burton Dassett Country Park and along the Oxford canal, and theatre at Stratford-upon-Avon.











## The property

Farnborough Barn commands an enviable rural setting between the villages of Farnborough and Fenny Compton. This detached property has been the subject of major refurbishment and remodeling to create a well laid out accommodation, finished to a high standard including new bathrooms, an oil-fired boiler and central heating system and double and triple glazing. These all combine well with various features, including an open fireplace, cast iron kitchen range and exposed timbers.





There is a generous kitchen/breakfast room, the all-important hub of the house, with granite work surfaces, range cooker with a delightful eating area enjoying the glorious aspect on to the terrace and garden to the rear, all ideal for summer entertaining. A spacious drawing room offers a dual aspect, particularly with a lovely aspect to the east and the gardens. The dining room is spacious and could be used as a games room. Dual aspect study.





There is ample bedroom accommodation on the first floor accessed from two staircases, all with delightful views across the garden and open countryside beyond. The principal bedroom has an en suite dressing room and luxury shower room.

At the southern end of the property is The Annexe, which has three ground floor bedrooms, a kitchen/sitting room, a bathroom and a separate entrance porch. The annexe would be ideal for teenagers and guests, or a separate annexe with its own heating system.

Across the courtyard is The Gallery, a detached brick building recently renovated to separate two bedroom accommodation with a newly fitted kitchen and a bathroom.

## Gardens and grounds

One of the property's key features is its rural setting and the extensive gardens surrounding the house, all providing a real feeling of space and privacy. Access from the road is via an electric gate. There is a delightful partly walled garden to the west, north and east with many mature trees, a pond, pergola and paved entertaining areas. Hard tennis court. A stunning tree-line avenue leads from the garden to the secluded seating area.







The Annexe



The Gallery



The Annexe



The Gallery



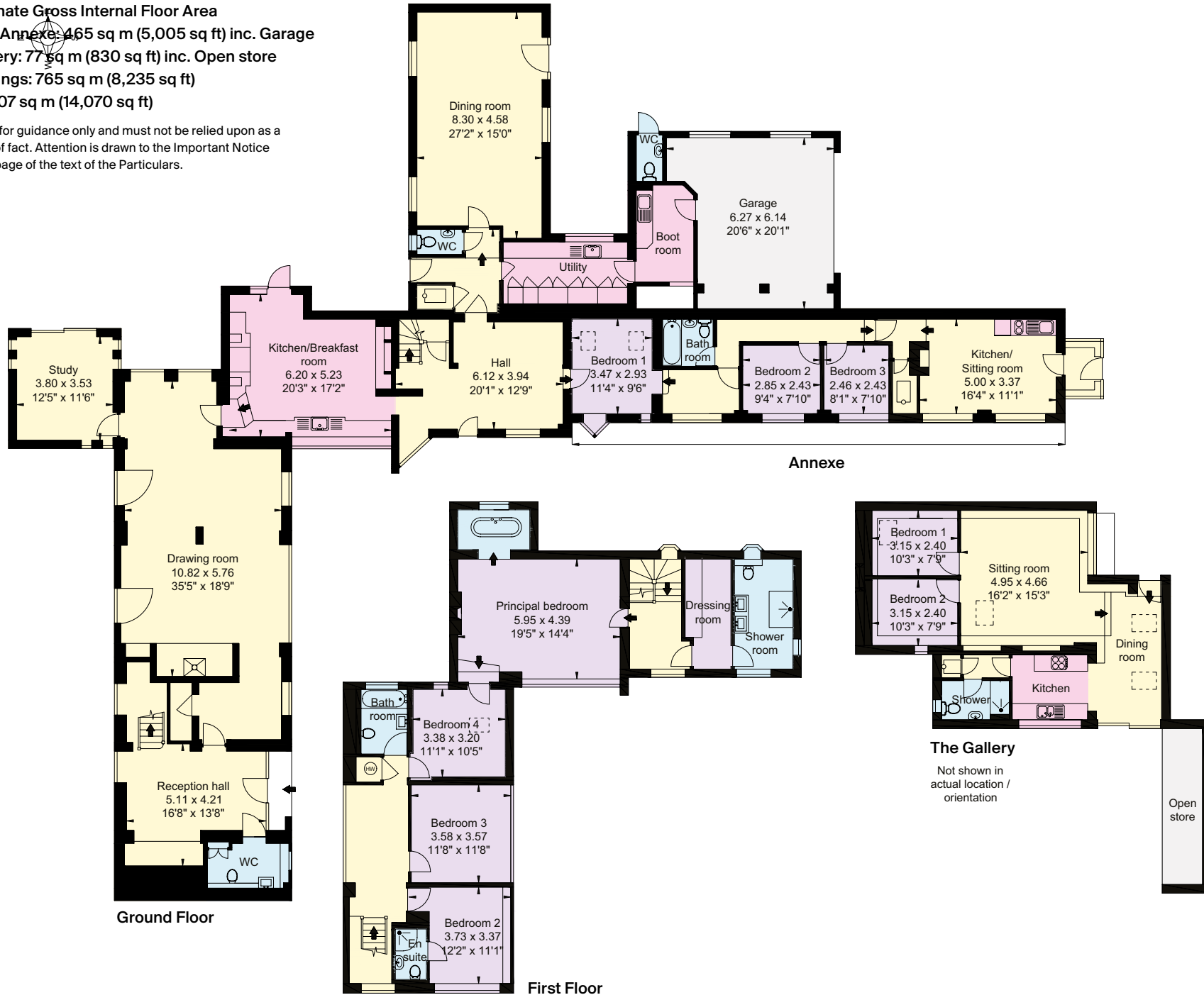
The Gallery



Approximate Gross Internal Floor Area  
 House & Annexe: 465 sq m (5,005 sq ft) inc. Garage  
 The Gallery: 77 sq m (830 sq ft) inc. Open store  
 Outbuildings: 765 sq m (8,235 sq ft)  
 Total: 1,307 sq m (14,070 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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





There is a double garage, extensive workshop and stores, and ample off road parking in the central courtyard.

A comprehensive range of modern buildings includes a steel portal frame barn with block walling and Yorkshire boarding above with six oversized stables with windows, drinkers and rubber matting and Tailored partitions, two tack rooms and two wash boxes. An American timber barn provides 12 boxes with drinkers and rubber matting, two timber stables, and four-bay open-fronted stores. There are two brick stables, two field shelters and a 40 x 60m all weather manège with full watering system.

The property extends to about 40.16 acres (16.25 hectares) in total and is currently split between the following uses:

- Pasture 22.96 acres (9.29 hectares)
- Permanent pasture 11.91 acres (4.82 hectares)
- Woodland 0.56 acres (0.23 hectare)
- House, buildings, ponds and miscellaneous 4.74 acres (1.92 hectares)

The farmland surrounds the house and yard. Most fields are bordered by mature hedges and are fenced for livestock, one with a pond. A series of grass tracks connect most fields back to the farm buildings.

## Services

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating. Bottled gas. Broadband available.

## Mineral and sporting rights

Mineral rights and sporting rights are included in the freehold of the property insofar as they are owned.









## Wayleaves, easements and rights of way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to in the Conditions of Sale or not.







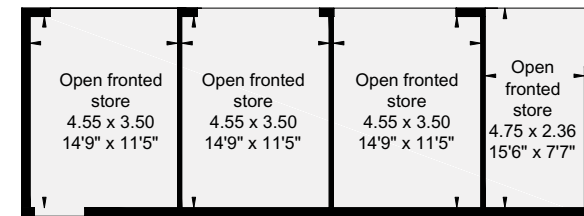
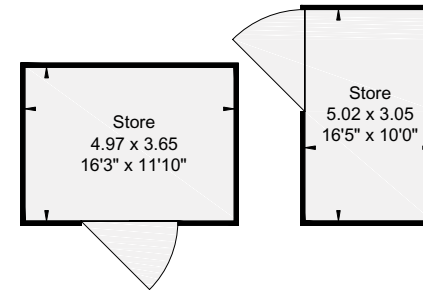
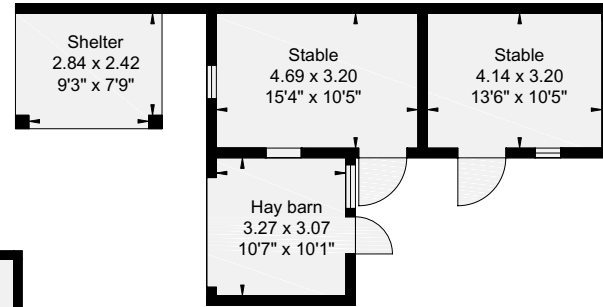
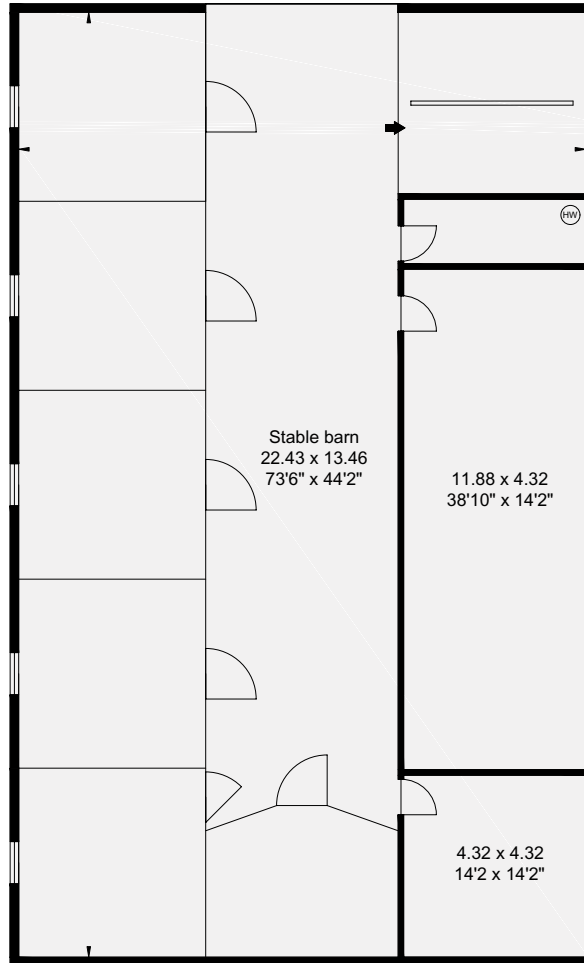
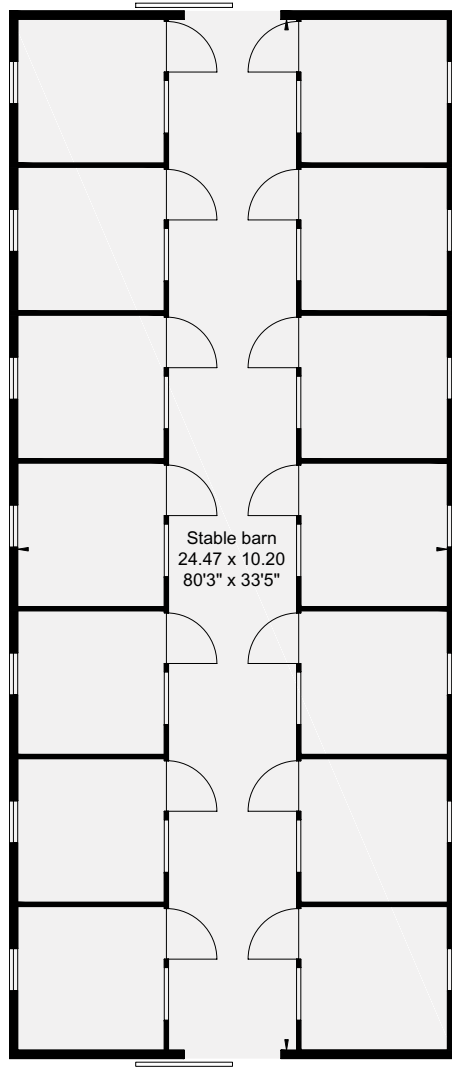






# Outbuildings

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.





## Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets and light fittings are included in the sale. The vendor's solicitors will provide a schedule of contents which are included, excluded or separately available.

## Directions (OX17 IEQ)

From Banbury head north on A423 towards Southam passing the villages of Great Bourton and Mollington. Continue past the two turning to the left to Farnborough. Travel 0.6 of a mile from the second Farnborough turn and the driveway to Farnborough Barn can be found on the right-hand side, marked by white picket fencing.

**what3words:** ///challenge.vine.hatter

## Property information

**Tenure:** Freehold

**Local Authority:** Stratford on Avon District Council: 01789 267575

**Council Tax:** Main House – Band G, The Gallery – Band B

**EPC Rating:** E

## Viewing

By prior arrangement only through the agents Knight Frank.







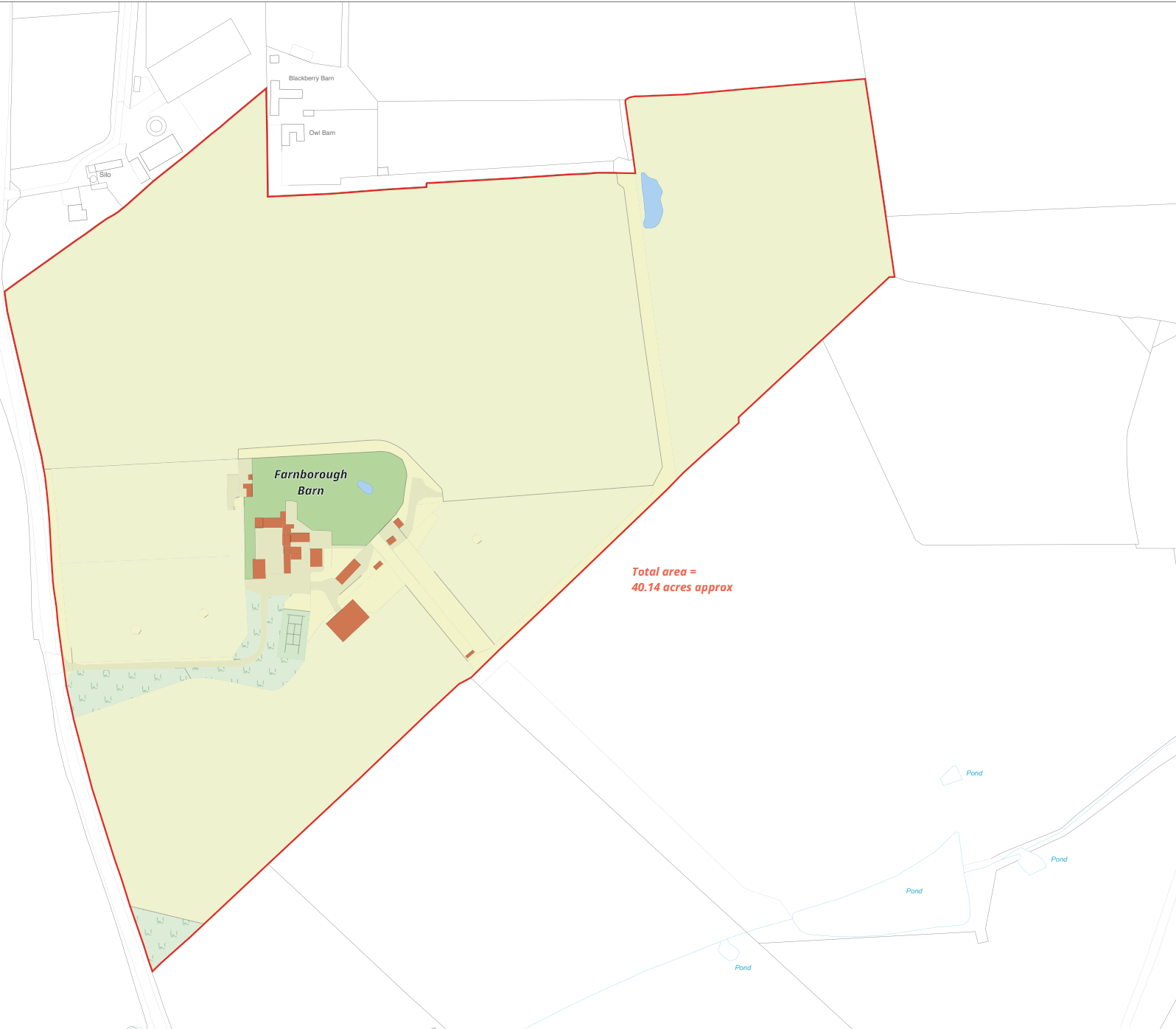
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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 May 2024. Photographs and videos dated December 2023 and May 2024.

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*Total area =  
40.14 acres approx*

Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."







Date: 31 May 2024  
Our reference: STR012272349

## Farnborough Barn, Strangers Hill, Farnborough, Banbury, OX17 1EQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,750,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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