



ACCESSIBLE AND VERSATILE MODERN LIVING

WYKHAM HOUSE
BROUGHTON, OXFORDSHIRE

Freehold

savills

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Freehold

Entrance hall ♦ sitting room ♦ dining room ♦ library/snug
♦ kitchen/breakfast room ♦ utility room ♦ rear lobby
♦ cloakroom ♦ 6 bedrooms ♦ 5 bath/shower rooms ♦ dressing
room/office ♦ integral 1 bedroom annexe ♦ leisure complex
comprising:- heated indoor swimming pool, gymnasium, spa,
changing room, shower, wc and plant room ♦ total floor area –
6,988 sq ft ♦ enclosed gardens ♦ paved entertaining areas
♦ garden store ♦ off road parking ♦ in all about 0.54 acres
♦ EPC rating = E

Banbury 2.7 miles, Banbury railway station (London Marylebone in
55 minutes) 3.2 miles, Chipping Norton 12 miles, Bicester 17 miles,
Stratford-upon-Avon 20 miles, Oxford 31 miles

Situation

Nestled between Banbury and Broughton, Wykham House commands
an elevated rural position with views over open countryside whilst being
within close proximity to the market town of Banbury.

Within the village there is a popular public house/restaurant and the
famous Broughton Castle.

Banbury, once a busy agricultural market town serving north Oxfordshire,
south Warwickshire and south Northamptonshire, is now a thriving modern
centre with excellent amenities including 3 supermarkets, Castle Quay
Shopping Centre, a wide range of high street shops, cinema, restaurants,
hospital and Spice Ball Indoor Sports Centre with swimming pool.

On the east side of the town is Junction 11 of the M40 motorway
and, within walking distance of the property, is Banbury mainline train
station with services to London/Marylebone (from 55 minutes),
Oxford and Birmingham.

Excellent schooling in the area to include - primary school in North
Newington, which is part of the Partnership group for Warriner School
in Bloxham, St. Johns Priory Prep School, Tudor Hall (girls) and
Bloxham Public School (co-ed).





Sporting and leisure activities include golf at Tadmarton Heath; horse racing at Warwick, Stratford and Towcester; motor racing at Silverstone; an indoor sports complex in Banbury; theatre and other cultural activities in Oxford.

Description

Believed to date back to the 1850's with several later additions, the property commands an elevated rural position with views across open countryside.

Of brick construction under a tiled roof, this is very much modern versatile living with a rural feel.

Key aspect to note - impressive kitchen/breakfast room, with open fireplace, an electric 3 oven AGA, steam oven and single oven, a further built-in double oven, electric hob, full size fridge and full height larder cupboard; sitting room of spacious proportions offering plenty of natural light and a multi-fuel burner; a library/snug bookshelf lined opening up onto the garden; integral annexe with separate access and parking to front, offering versatile living and uses including au pair, granny or working from home (plumbing in situ for a kitchen); heated indoor swimming pool complex with gymnasium. The ground floor is particularly suited to entertaining all year round with many of the rooms flowing freely into one another and off into the garden.

The first floor accommodation allows for family and guest accommodation with various access points onto the extensive balconies.

Externally there are delightful, enclosed and level gardens interspersed with paved entertaining areas.

Predominantly laid to lawn the garden, with established trees and raised flower borders, is both private and secure.

Approached up a shared driveway via entrance gates, there is ample off road parking both to the front and side. Garden store.







Accommodation

Please see floor plans.

Directions (OX15 5DS)

From Banbury, proceed in a westerly direction along the A361. After approximately 2 miles turn right onto Wykham Lane signposted Broughton. Follow the lane for 0.8 miles where Wykham House will be found on the left hand side.

Services

Mains water and electricity connected to the property. Private drainage to a septic tank. Oil fired central heating and hot water. BT and broadband available subject to the usual transfer regulations.

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.

Local Authorities

Cherwell District Council, Tel: 01295 252535

Council Tax

Band - H

Tenure

Freehold

Viewings

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.





132.1m

WYKHAM LANE

Wykham House

Rectory Farm

Path (un)

1:1250 PLAN
NOTE - Reproduced from the
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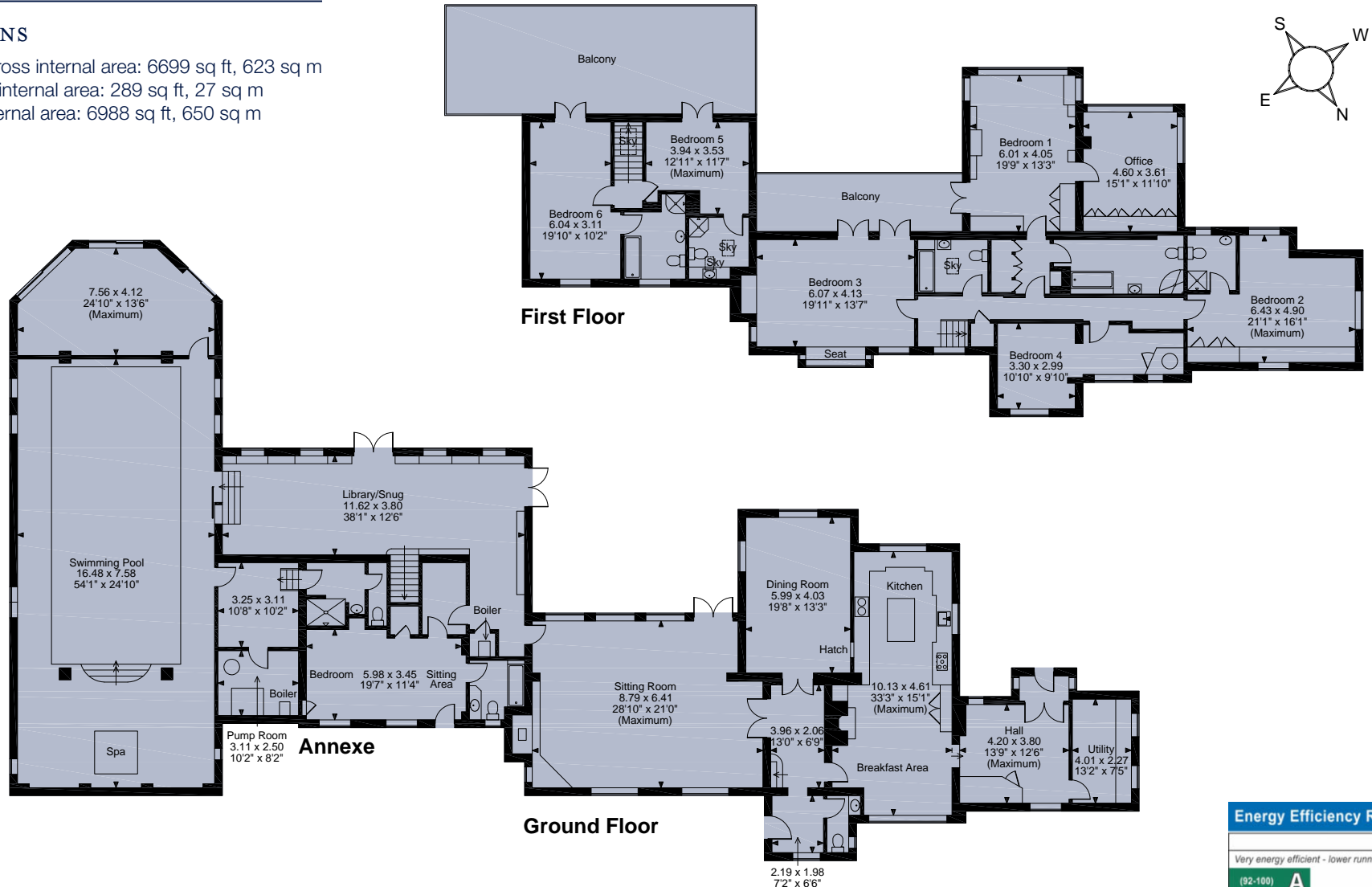


FLOORPLANS

Main House gross internal area: 6699 sq ft, 623 sq m

Annexe gross internal area: 289 sq ft, 27 sq m

Total gross internal area: 6988 sq ft, 650 sq m



The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

