



Wychwood
83 Wappenham Road | Helmdon | Brackley | NN13 5QA

FINE & COUNTRY

WYCHWOOD

A beautifully presented detached family home in the sought after village of Helmdon which comprises entrance hall, cloakroom/WC, breakfast kitchen, utility room, dining room, sitting room, conservatory, five bedrooms, one having en-suite bathroom, dressing room and family bathroom.

Also benefiting from a stunning and large rear garden, a garage, and parking for four cars, this wonderful home must be viewed.



Ground Floor

Upon entering, the enclosed porch provides access to the spacious entrance hall which has stairs rising to the first floor, and access to the cloakroom/WC.

The breakfast kitchen has ample work space, a central island, a range of integrated appliances to include oven, four ring hob, dishwasher, fridge and freezer,

There is space for a table to seat six guests, a window to the rear, and access to the utility room which has space for appliances and a door to the side.

The dining room has space for a table to seat twelve guests, a window to the front, and access to the garage.

The sitting room is of an excellent size and has a window to the front and a patio door to the rear.

Completing the ground floor accommodation is the conservatory which has windows to three elevations which provide beautiful views over the stunning gardens and French doors.





Seller Insight

“Nestled in the picturesque village of Helmdon, this exquisite family home has been cherished and meticulously maintained by John and Valerie for the past 23 years. Known locally for its generous accommodation and expansive gardens, this home offers a serene retreat with easy access to village amenities and stunning countryside views.

Upon entering the drive, ample off-road parking for up to four vehicles can be found. On entering the lobby and hallway, there is natural light throughout the day creating a welcoming, airy and inviting atmosphere.

The spacious lounge is a sunny haven in the mornings, whilst the last rays of sun cast a warm glow in the conservatory during peaceful evenings. This transition from indoor comfort to outdoor beauty is enhanced by a large patio area, perfect for al fresco dining and hosting gatherings with loved ones.

The home's layout reflects a thoughtful design, with a central hallway leading to the lounge, kitchen, and dining room, each exuding a sense of space and functionality. Upstairs, five bedrooms provide ample accommodation, including a principal bedroom with an ensuite dressing room and bathroom, offering unparalleled comfort and privacy.

Notable features include a large dining room capable of seating up to 12 diners, ideal for hosting memorable dinners. The kitchen, remodelled and extended to meet modern standards, reflects the owners' commitment to both style and functionality.

For John and Valerie, this home has been more than a residence; it has facilitated a lifestyle of ease and joy. As retirees, they have relished the quietude and space for family gatherings, including memorable events with bouncy castles and overnight camping in the expansive garden. They attribute their stress-free lifestyle to the homes serene ambiance and community spirit, evident in the vibrant village life and nearby recreational amenities.

Living here has not only offered a retreat from the bustling world but also a connection to a supportive community recognised for its camaraderie and civic pride. Awarded Northamptonshire's Best Village multiple times, the village boasts essential amenities like schools, a pub, and recreational facilities, all contributing to a rich and fulfilling lifestyle.

As John and Valerie prepare to part with their beloved home, they will miss the sense of community, the serene countryside views, and the countless memories created within these walls. They encourage future owners to embrace village life, fully immerse themselves in community activities, and enjoy the quietude and beauty that this exceptional property offers.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

The landing has a window to the front, loft access above and an airing cupboard.

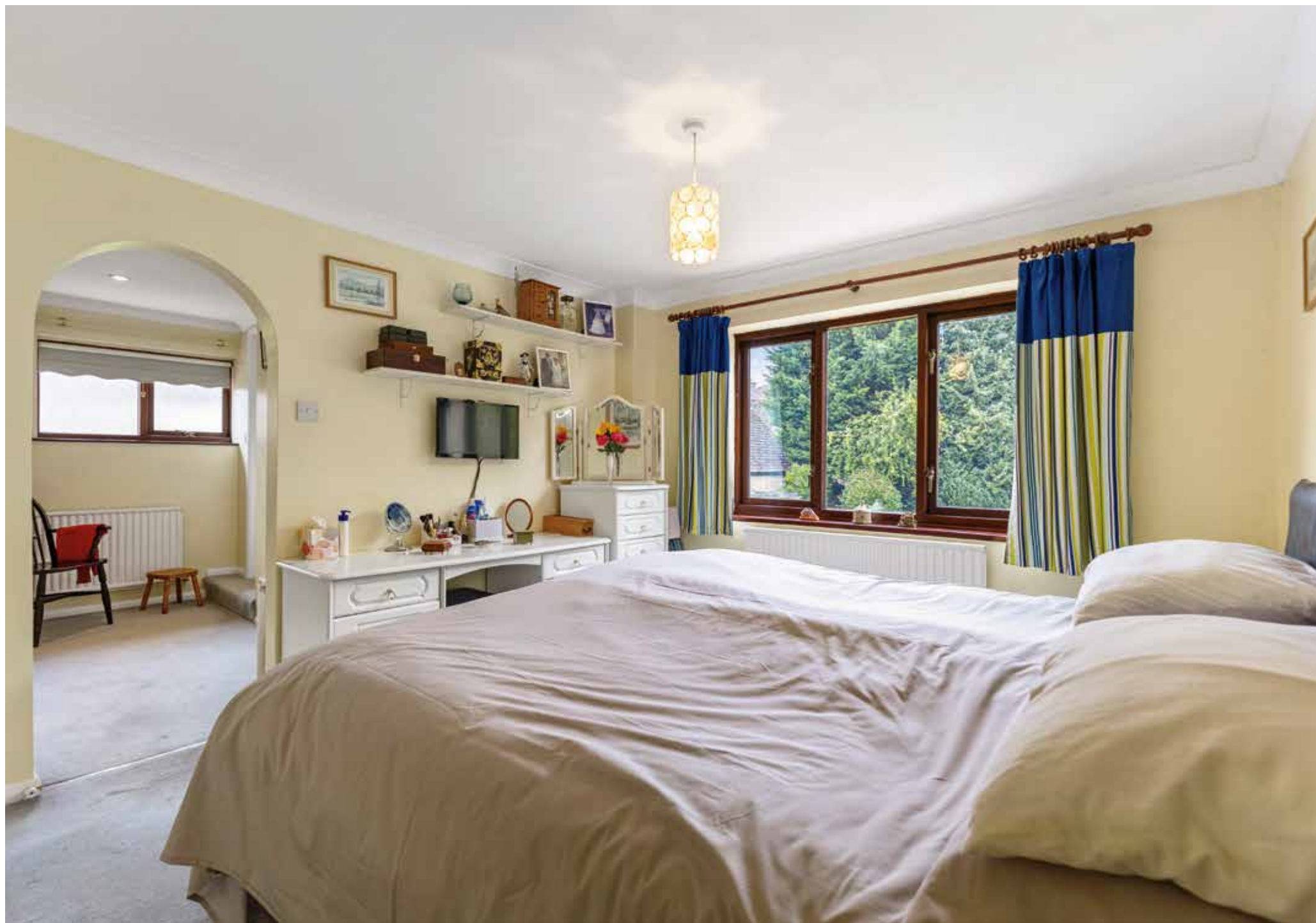
The feature double bedroom has a window to the rear which lovely views over the garden, a dressing room which provides access to the en-suite bathroom.

The guest double bedroom has built in wardrobes and overhead cupboards and a window to the front.

Another good sized double has built in wardrobes and a window to the front, whilst the fourth double bedroom has a window to the rear.

The fifth bedroom is a good sized single and has a window to the side, whilst completing the first floor is the family bathroom which has a bath and separate shower.













Outside

Without doubt, one of the main selling features of the home is the outstanding rear garden which is of an excellent size and is immaculately presented.

There is a lovely sun terrace with access provided to the front where a single garage can be found, along with off-road parking for four cars.

A wonderful family home which must be viewed.







LOCATION

Helmdon is situated around four miles North of Brackley and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour. The village has a pre-school, primary school and pub.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: F

Local Authority: West Northamptonshire Council

EPC: E

Property construction: Standard

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Oil fired central heating

Broadband: FTTH/FTTP Broadband connection available. Superfast broadband is available with a download speed of 49mbps. We advise you to check with your provider.

Mobile signal/coverage: 5G mobile signal is available in the area. We advise you to check with your provider.

Parking: Off road parking for four cars

Special Note

The entrance is a short shared driveway with shared maintenance responsibility. Please speak to the Agent for further details.



Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

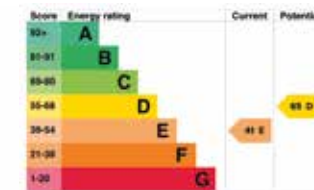
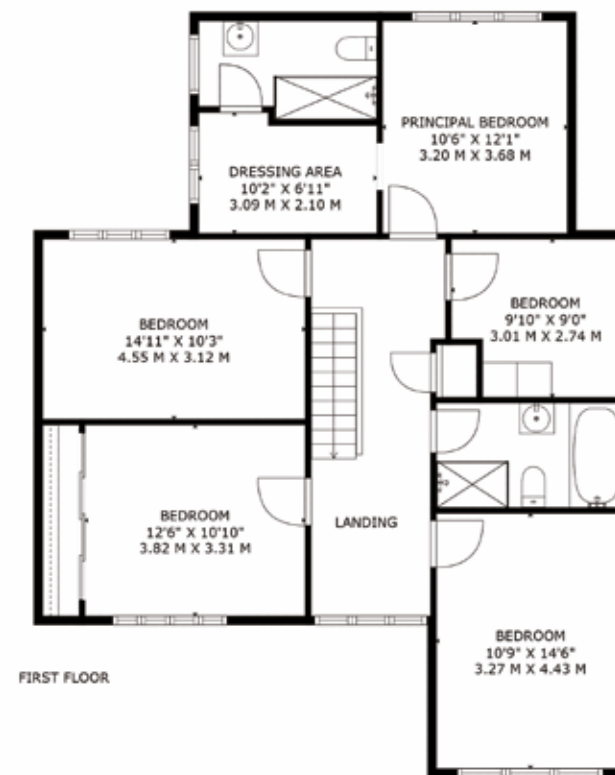
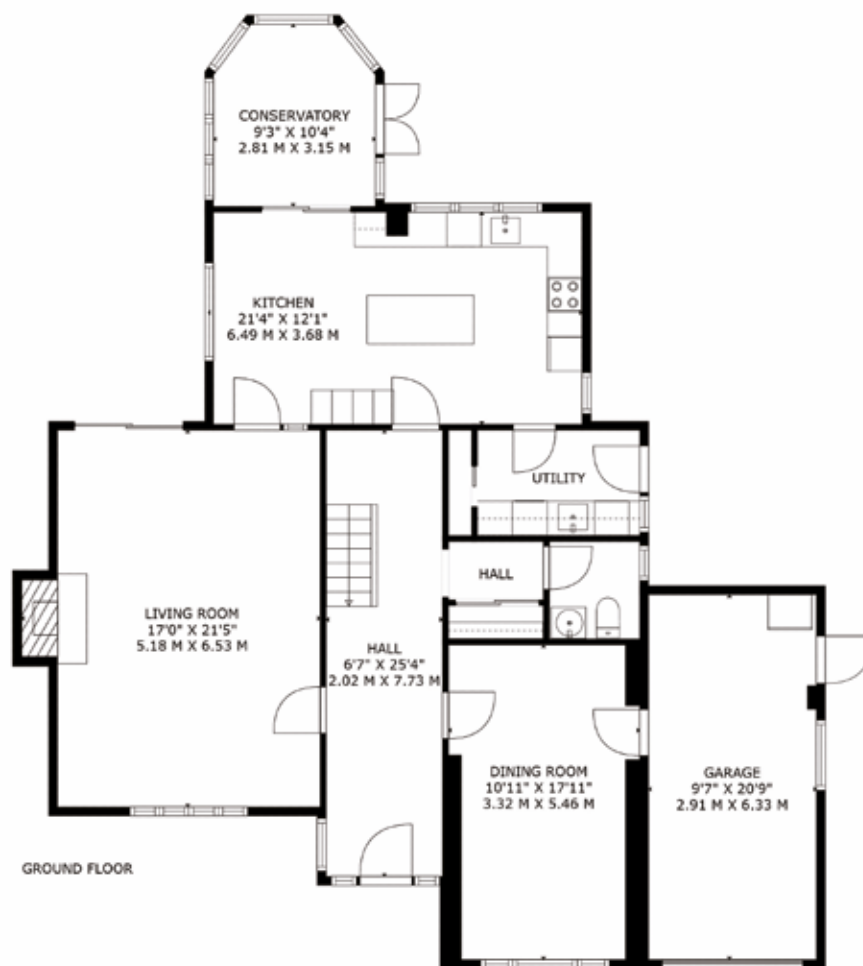
Opening Hours:

Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

Offers Over £800,000



GROSS INTERNAL AREA: 2245 sq ft, 209 m²
GARAGE: 198 sq ft, 18 m²

OVERALL TOTALS: 2454 sq ft, 228 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Property Redress

tsj
APPROVED CODE
TRADINGSTANDARDS.UK



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 03.06.2025

FINE & COUNTRY





TERRY ROBINSON PARTNER AGENT

Fine & Country Banbury
M: 07736 937 633 | DD: 01295 239663
email: terry.robinson@fineandcountry.com

Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



”

“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)1295 239666
banbury@fineandcountry.com
Guardian House 7 North Bar Street, Banbury, OX16 0TB

