



Long Reach  
Wardington | Banbury | Oxfordshire | OX17 1RU

FINE & COUNTRY



# LONG REACH

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A beautifully presented character residence in village setting comprising cloakroom/WC, breakfast kitchen, utility room, large open plan sitting room/dining room, three/four bedrooms, wonderful bathroom, double garage, parking, excellent outdoor garden studio and stunning garden with outstanding countryside views.





### Ground Floor

A beautifully presented character residence in a most sought-after village location.

Offered for sale with no upward chain, the property comprises a rear hall / utility which has useful storage space and a door leading to a downstairs cloakroom. Another door provides access to a breakfast kitchen which has lovely character features including a double Belfast style sink unit, space for a kitchen / dining table, windows to three elevations affording a good degree of natural light and a door to an inner lobby.

The inner lobby has stairs rising to the first floor and two steps to a stunning sitting room with characterful beams, a wood burning stove, a further feature brick fireplace, windows to the front and rear in addition to a door which opens out to the front of the property.

### First Floor

To the first floor, there are two double bedrooms, one with windows to the front and rear and one to the rear elevation, yet without doubt, one of the main selling features of the property is the wonderful and rather large bathroom with a freestanding bath, a separate walk in shower, wc and his and hers sinks.

From the first floor landing, two separate staircases each lead to an additional room. One is the master suite which is of an excellent size and certainly lends itself to create an en-suite and dressing area whilst the room located off the other staircase could be used as either an occasional bedroom, teenage sitting room or home office. From this delightful room, a window provides outstanding countryside views.

















# Seller Insight

“Tucked away in a secluded drive, this enchanting home offers the perfect blend of privacy, charm, and village life. For nearly nine years, the current owners have cherished the peacefulness and unique character of this property, drawn initially by its prime location, sense of seclusion, and the captivating countryside views that unfold beyond the garden's edge.

This home is a wonderful contradiction—full of character with its traditional, cottage-style architecture, yet thoughtfully modernised to provide practical, comfortable living spaces. From the moment you arrive, you are met with the undeniable charm of a home that has been a peaceful sanctuary, while also being perfectly positioned for access to Banbury, the motorway, and surrounding towns like Warwick, Leamington Spa, and Bicester. For those with active lives or international commitments, this home offers seamless connectivity without compromising its serene village setting.

Step inside and you'll discover a house that truly embraces the beauty of its natural surroundings. The garden room, a much-loved addition, is the heart of the home—a place to pause, unwind, and take in the uninterrupted views of the fields beyond. Whether you're watching kites circling overhead, squirrels playfully darting among the trees, or simply observing the changing seasons, this space offers a connection to nature that is both calming and endlessly captivating.

Throughout the home, natural light pours in, particularly upstairs where sunlight dances across the rooms all day long. The study, or fourth bedroom, is another favourite vantage point, offering yet more beautiful views and a tranquil backdrop for both work and relaxation.

The kitchen and dining areas have become treasured spots for the owners, where morning coffees and quiet lunches are shared in the company of the local birdlife. The modernised garden is an extension of this lifestyle, designed to complement the sweeping views and create a seamless flow from indoors to outdoors. It's here that countless garden parties and gatherings with family and neighbours have taken place—a true reflection of the close-knit, welcoming community that thrives in this part of the village. In fact, the local jetty area is known for its vibrant social spirit, with regular garden parties and friendly get-togethers forming part of everyday life.

For the owners, this home has also provided the perfect base for their active lifestyle. As keen triathletes, the surrounding countryside has offered excellent cycling and running routes, while the village cricket ground has provided a more leisurely way to connect with the community.

As they prepare to pass this home to new custodians, the owners know there is so much they will miss. Most of all, they will miss the simple joy of sitting in the garden room—whether working quietly, watching the gentle rhythm of nature, or sharing a glass of wine as the sun sets. It is a peaceful retreat that has brought them immeasurable happiness, and they leave knowing it will bring the same to its next fortunate owners.”\*

\* 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.

































### Outside

The property also benefits from having a double garage with two up and over doors and a door opening out to the rear garden which has an attractive lawn, mature trees and steps leads down to a superb patio which backs onto acres of fields whilst beyond, there are beautiful views to be seen of the rolling countryside.

Due to the configuration of the property, the only access to the rear garden is through the garage, yet affords privacy, safety and security.

The current owners have also erected a wonderful outdoor garden studio which has broadband, heating and full height windows which provide stunning countryside views currently used as an outdoor living room.

This stunning residence must be viewed to be appreciated.







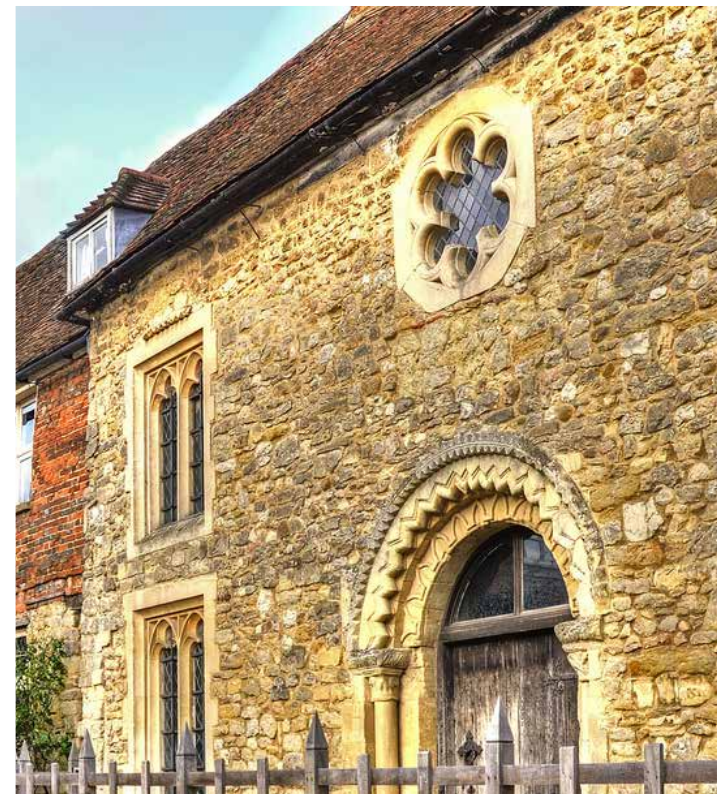




## LOCATION

Wardington is a stunning village situated just off the A361 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.









### Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: D

Local Authority: Cherwell District Council and Oxfordshire County Council

EPC: E

Property construction: Standard stone construction

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Oil fired central heating

Broadband: FTTH/FTTP Broadband connection and Ultrafast broadband is available with a download speed of 950mbps. We advise you to check with your provider.

Mobile signal/coverage: 4G mobile signal is available in the area - we advise you to check with your provider.)

Parking: Two off road parking spaces

Special Notes: Located in a conservation area

### Viewing Arrangements

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

### Website

For more information [www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents](http://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents)

### Opening Hours

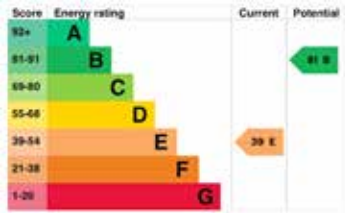
Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

*Offers Over £650,000*





GARDEN ROOM



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 1994 sq ft, 185 m<sup>2</sup>  
LOW CEILING: 153 sq ft, 14 m<sup>2</sup>  
GARAGE: 456 sq ft, 42 m<sup>2</sup>

**OVERALL TOTALS: 2603 sq ft, 241 m<sup>2</sup>**

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



**Property  
Redress**



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 16.06.2025

**FINE & COUNTRY**









## TERRY ROBINSON PARTNER AGENT

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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



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*“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.



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