



Stonesfield House  
Great Bourton

# Stonesfield House, Stanwell Lane Great Bourton, Oxfordshire, OX17 1QS

Approximate distances

Banbury 3 miles, Stratford upon Avon 25 miles

Oxford 27 miles, Leamington Spa 22 miles

Junction 11 (M40 motorway) 5 miles

Banbury railway station 4 miles, Banbury to Oxford by rail 19 mins

Banbury to London Marylebone by rail 55 mins

Banbury to Birmingham by rail 50 mins

**A STUNNING INDIVIDUALLY DESIGNED STONE BUILT  
FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING  
A PLOT OF APPROXIMATELY HALF AN ACRE LOCATED IN A  
VERY PRIVATE SETTING BENEFITTING FROM FAR  
REACHING COUNTRYSIDE VIEWS, A GARDEN OFFICE PLUS  
A DOUBLE GARAGE AND OFF ROAD PARKING FOR  
SEVERAL VEHICLES**

Large entrance hall, cloakroom, kitchen, utility, dining room, living room, study, conservatory, master bedroom with ensuite, three further bedrooms, family bathroom, outdoor office, external store, double garage, off road parking on the driveway, large gardens, far reaching countryside views. Energy rating D.

**£895,000 FREEHOLD**



## Situation

GREAT BOURTON is situated in attractive countryside just north of Banbury. The village has an active community, and amenities include a modern village hall and All Saints Church, dating back 600 years. The nearby village of CROPREDY is very well served, famous for the battle of Cropredy Bridge, the canal which runs through it and the annual Fairport Convention Festival Weekend. Amenities there include a parish church, Methodist chapel, two public houses, doctors surgery, coffee shop/tea room, sports field for football, tennis and cricket clubs, children's play area, primary school and bus service.

## The Property

This truly special family home offers the perfect blend of seclusion and space, where breath-taking far-reaching countryside views greet you from the moment you arrive. Whether you're enjoying a quiet morning coffee or entertaining guests, the sweeping natural scenery provides a spectacular and ever-changing backdrop to everyday life. Step inside and you'll find a wonderfully versatile and beautifully appointed interior, thoughtfully arranged across generous proportions. Three reception rooms offer fantastic flexibility for modern family living, complemented by a well-equipped kitchen, a large utility room, and a bright conservatory, the perfect spot to soak in the surrounding views year-round. The stunning dual-aspect lounge is a real centrepiece, featuring a grand inglenook fireplace with an elegant stone surround, effortlessly combining character and warmth. Upstairs, four well-proportioned bedrooms await, including a particularly impressive master suite complete with a recently updated en-suite shower room finished to a modern standard. Outside, the generous grounds are as practical as they are beautiful. A dedicated garden office makes working from home an absolute pleasure, while the substantial double garage and extensive off-road parking ensure there's room for the whole family and more. Homes of this calibre, offering this level of privacy, space, and natural beauty, rarely come to the market.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

\* Bright and airy entrance hall with double doors to living room, door to kitchen, downstairs WC, stairs to first floor and tiled flooring.

\* Downstairs cloakroom with tiled flooring continued from the hallway, WC and vanity wash hand basin, window to front.

\* Dual aspect living room with large windows to front and patio doors to rear opening to the garden, large inglenook fireplace with stone surround and wooden mantle, further double doors from here lead to the snug/dining area.

\* Dining room with further patio doors to the conservatory, door to the study and door to kitchen.

\* Conservatory with windows and doors leading to the rear garden, tiled flooring, radiator.

\* Study accessed off the dining room with laminate flooring, a built-in storage cupboard and a window to the rear.

\* Kitchen fitted with a range of base and eye level units with a mix of white and green fronts and a dark worktop over, inset sink, eye level double oven, integrated microwave, four ring induction hob, kitchen island with storage below and breakfast bar, windows to front and side, door to entrance hall, door to snug/dining room, door to utility and tiled flooring.

\* Utility with a range of base and eye level units with worktop over, space and plumbing for washing machine, space for tumble dryer, space for American fridge freezer, large larder cupboard with built-in shelving, door to front driveway, door to garden and door to double garage, floor mounted oil boiler.

\* The master bedroom is a large double with a window to the rear with countryside views, two built-in wardrobes and a modern ensuite.

\* Ensuite which has recently been re-fitted with a corner shower cubicle, vanity wash hand basin, WC, tiled walls and floor, heated towel rail and a window to rear.

\* Bedroom two is a large double with a window to front and a built-in wardrobe.

\* Bedroom three is another large double with two windows to front and a built-in wardrobe.

\* Bedroom four is a large single/small double with built-in wardrobe and a window to rear overlooking the garden and countryside beyond.

\* Family bathroom fitted with a white suite comprising bath, WC, vanity wash hand basin, part tiled walls, tiled flooring and window to rear.

\* The rear garden is mature with far reaching countryside views. It is mainly laid to lawn with two large patio seating areas outside the back doors, a number of trees, bushes and planted beds. External store cupboard, gated side access on both sides and a large garden office.



\* The garden office is fully insulated with lights, power, internet connection, two windows to front, double doors and a further door to side and a small decked area to front.

\* To the front there is a large gravelled driveway with parking for at least five cars as well as steps up to a large lawned area with mature trees, bushes and hedges.

\* Double garage with up and over door to front, built-in workbench, light and power, window to side, eaves storage and a small car port at the side which could be used for external storage.

\* The property has 15 solar panels which generate an income of approximately £1200-£1500 per annum.

\* Please note Planning Permission was granted in 2021 (now lapsed) for the demolition of the existing conservatory to be replaced by a new more thermally compliant version and a new single storey rear extension and the insertion of a new window into an existing wall.

#### **Services**

All mains services are connected with the exception of gas. Oil central heating. The boiler is in the utility and the oil tank is behind the double garage.

#### **Local Authority**

Cherwell District Council. Council tax band F.

#### **Directions**

From Banbury proceed in a northerly direction toward Southam (A423). After approximately 2½ miles turn right where signposted to Great Bourton. Turn left immediately before the church and bear left into Manor Road which then bears around to the right. Continue to the bottom of Manor Road and Stanwell Lane will be on your right hand side. The property will be found as the first house on your left after entering Stanwell Lane.

#### **Viewing**

Strictly by prior arrangement with the Sole Agents Anker & Partners.

#### **Energy rating: D**

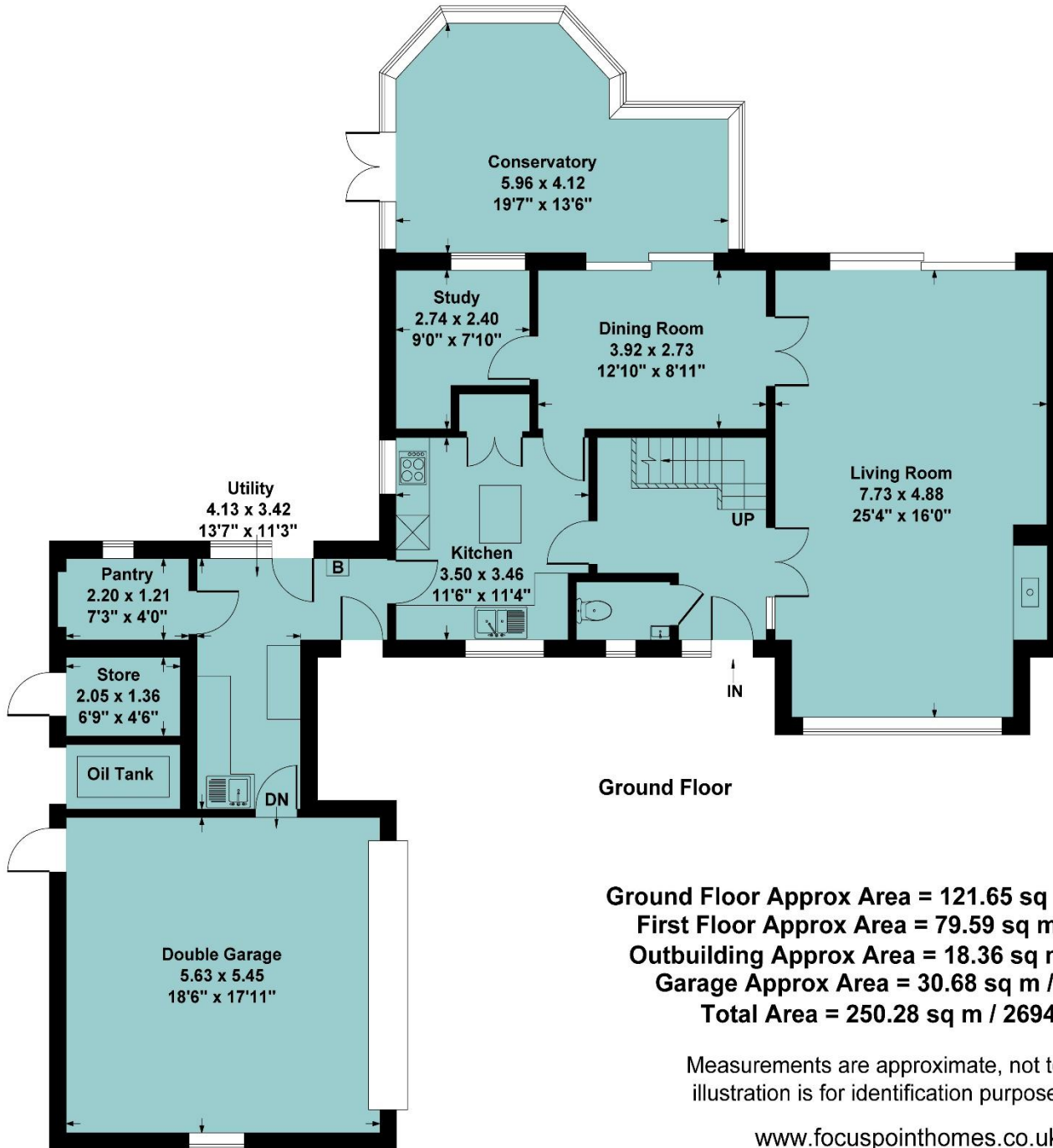
A copy of the full Energy Performance Certificate is available on request.

#### **Anti Money Laundering Regulations**

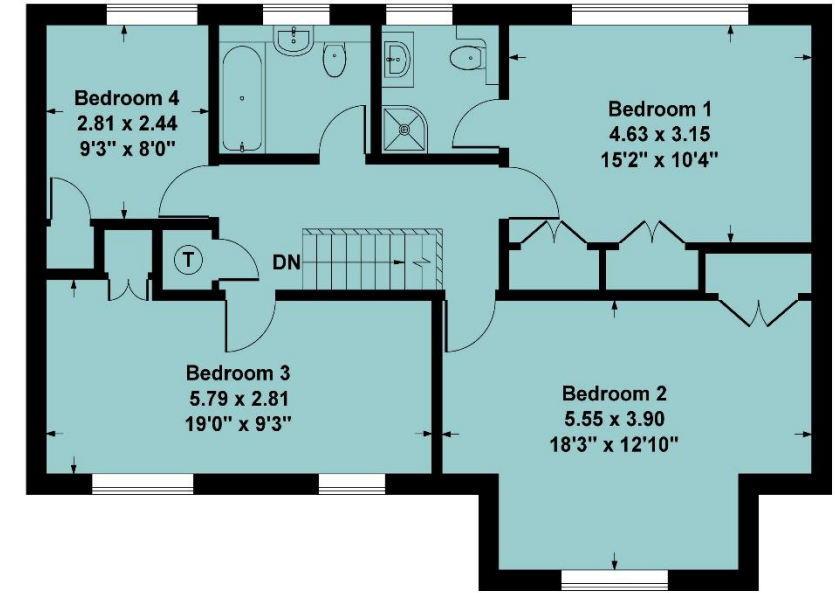
In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Ground Floor

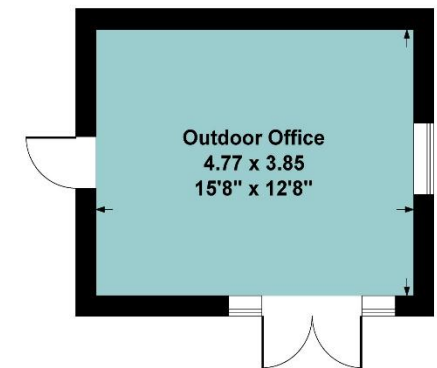


First Floor

Ground Floor Approx Area = 121.65 sq m / 1309 sq ft  
 First Floor Approx Area = 79.59 sq m / 857 sq ft  
 Outbuilding Approx Area = 18.36 sq m / 198 sq ft  
 Garage Approx Area = 30.68 sq m / 330 sq ft  
 Total Area = 250.28 sq m / 2694 sq ft

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



Outbuilding

Garage

