



RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

STONEWALLS
HEMPTON | BANBURY





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'an attractive, stone built detached period family home with origins dating back to 1827'

Deddington 1 mile | Banbury 7 miles | Bicester 13 miles | Oxford 19 miles
 Bicester North Train Station 13 miles (London Marylebone from 43 minutes)
 Birmingham 59 miles | London 75 miles
all distances are approximate

detached period property | kitchen with breakfast room | five bedrooms
 driveway with ample parking | approximately 5000sq ft | single garage
 triple garage with one bedroom annexe | set within just over an Acre
 countryside views

the finer details

services Mains water, drainage and electricity. Oil fired central heating.
tenure & possession Freehold and offers vacant possession
fixtures & fittings May be acquired by separate negotiation
rights of way There are no footpaths or rights of way over the property
local authority Cherwell District Council
council tax Band G
viewing arrangements By appointment with Radnor Martin
energy performance certificate Energy Performance rating – E
what three words ///norms.frames.nuance

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description

Situated in the popular and picturesque village of Hempton, Stonewalls is an attractive, stone built detached period family home with origins dating back to 1827. Set back from the road with a good size front garden and in and out driveway the property has been occupied by our vendors for 34 years. An ideal family home of approximately 5000sq ft across the main house and outbuildings, offering flexible living and entertaining space, with excellent grounds and countryside views. The property comprises.

spacious hallway provides access to the reception rooms and the cellar, formal drawing room with period inglenook fireplace, kitchen/dining room with granite work surfaces, a central island and range of appliances, separate utility room with a Belfast sink, study, garden room and formal dining room. There is also a ground floor WC.

The first floor provides two bedrooms and family bathroom in the East Wing, and three on the West Wing including the master bedroom with en-suite bathroom and further bathroom. The second floor is currently used as a studio or potential 6th bedroom.

outside

The house is approached via a secluded driveway with off street parking for several cars. The gardens are enclosed and are well stocked flower and shrub beds with mature apple and pear trees. The detached single garage has an electric up and over door with light and power and car port to the side. There is a detached triple garage with electric up and over door with light and power. Above the garage is an en suite bedroom with shower which has built in storage and exposed timbers. To the side of the garage is a further parking area and a private sunken garden with water feature. There is a paved patio directly off the rear of the house – ideal for ‘al fresco dining’ and the whole view from the rear of the property has fine views over countryside and rolling fields beyond. The gardens are extensive, mainly laid to lawn and have hosted many family events including a wedding and numerous summer parties.

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area

Hempton is a charming village situated in rolling countryside just a mile from the much sought after village of Deddington. With historical origins and wonderful countryside on the doorstep, Hempton also includes a parish church.

Nearby Deddington benefits from several shops including a popular delicatessen, Co-op, florist, tearoom, hairdressers, public houses, library, doctor's surgery, dentist, pharmacy, primary school and grand church. More extensive shopping, leisure and cultural facilities are available in the nearby towns of Banbury (7 miles), Chipping Norton (9 miles), Bicester (13 miles) and Oxford (18 miles). Renowned private members club Soho Farmhouse in Great Tew is approximately 5.4 miles away and the highly regarded Nicholsons Garden Centre is located 3.9 miles away at North Aston.

An extensive selection of well-regarded educational establishments in the area include Deddington C of E Primary School, Great Tew, Warriner Senior school (Bloxham) and Chipping Norton. Independent schools include St Johns Prep (Banbury), Carrdus School (Banbury), Beachborough, Winchester House, Bloxham School and Tudor Hall (girls) in Bloxham. There are local bus services to many of the Oxford schools, which include The Dragon, Summerfield's, Headington, St. Edwards and Magdalen College School.

Well located for both London and Birmingham and the North with junctions 10 and 11 of the M40 being about 8 and 9 miles away respectively; direct trains from Bicester North to London Marylebone (from 43 minutes); Banbury to Birmingham (from 59 minutes); Birmingham International Airport is about 48 miles away and Heathrow approximately 63 miles. There is bus that runs to Banbury and Oxford from Deddington.

Recreational activities in the area include tennis, cricket and football clubs in the Deddington; polo at Kirtlington and Cirencester; racing at Stratford, Warwick and Cheltenham; numerous golf clubs including Tadmarton Heath and Rye Hill; Bannatyne's Health Club in Bodicote; world renowned shopping at Bicester Village; Blenheim Palace at Woodstock and theatres in Chipping Norton, Oxford and Stratford upon Avon. There is an extensive network of public rights of way locally offering wonderful countryside walks.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.

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