



Lambourne House, Lambourne Way  
Adderbury, Banbury, OX17



*Beyond your expectations*



# Georgian Coach House with Country Views

**Hamptons International**

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

Outstanding Countryside Views | Sitting Room | Dining Room | Kitchen/Breakfast room | Large landing with Occasional Study/Bedroom use | Two Bedrooms (master with en-suite shower room) | Family Bathroom | Detached Garage | Private Parking

**Guide Price £700,000 Leasehold**

## Description

Impressive Grade II Listed Georgian Coach House set within the courtyard of the former stables of Adderbury House enjoying south facing gardens bordering the old established deer park & views over countryside. The property provides elegant accommodation arranged on two floors. Dating back to the 18th Century, the property is constructed of ironstone beneath a slate hipped roof behind a parapet with coping. Typical of the Georgian era, the rooms are generously proportioned with tall ceilings. Formerly arranged as a three bedroom property, the current owners have altered the first floor accommodation to suit their own needs with two bedrooms.

## Outside

Lambourne House comprises four properties set within an attractive courtyard and enclosed by high stone walling. To the front of the property there is private designated parking and access to main and secondary entrances. The rear gardens are fully enclosed and provide views across established parkland with countryside beyond. Principally laid to lawn, the gardens have stone steps and a block paved pathway separating two large lawned areas, each complemented by mature borders. A paved terrace provides an attractive entertaining area, accessed directly from the house and a wooden summer house/studio which overlooks the garden. There is a restricted right of access along the boundary fence for the next door neighbour. The property further benefits from a detached garage

accessed from an entrance at the rear of the plot. In all, 0.118 of an acre.

## Location

Adderbury is located to the south of Banbury on the A4260 Oxford Road. Within the village there are a range of amenities including a choice of public houses. Schooling for the primary age group is available within the village and secondary schooling is available at the Warriner School, which is in the nearby village of Bloxham (3 miles), a school bus is provided. Adderbury is also the home of Banbury West End Lawn Tennis and Squash club and on the outskirts of the village there is a golf course. Access to the M40 motorway can be gained at Ardley (Jct 10) and from Banbury (Jct 11). From Banbury there is also a mainline railway station to London Marylebone.

## Additional Information

It should be noted that the property is Leasehold. The length of the lease is 125 years commencing 7th September 2007. A copy of the lease is available for inspection upon request. Council Tax Band: E



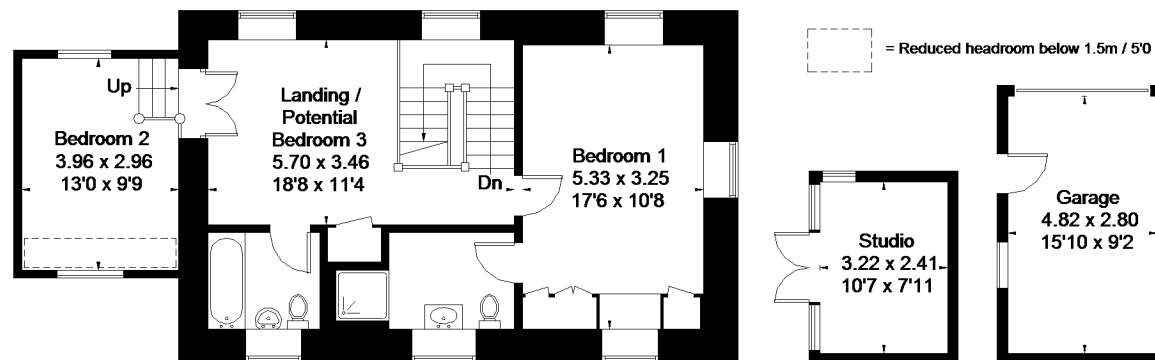
## Lambourne Way, Adderbury, Banbury

Approximate Gross Internal Area = 157.7 sq m / 1697 sq ft

Garage = 13.4 sq m / 144 sq ft

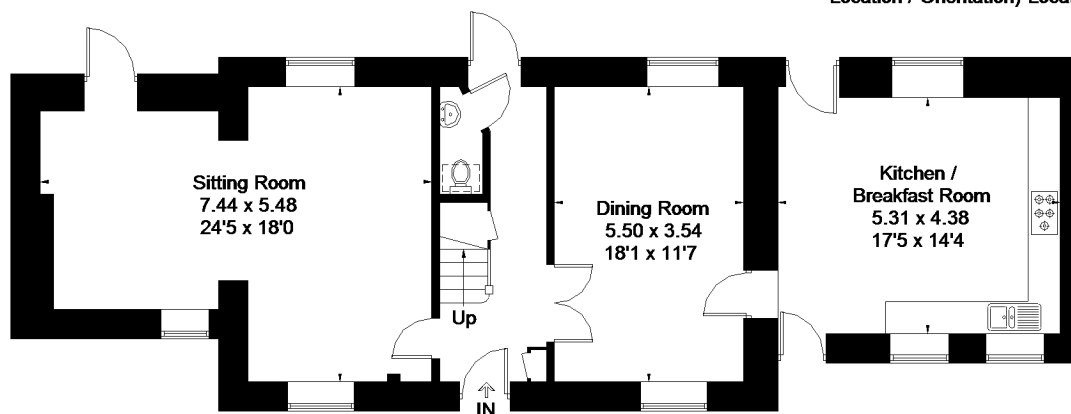
Studio = 7.7 sq m / 83 sq ft

Total = 178.8 sq m / 1924 sq ft



First Floor

(Not Shown In Actual Location / Orientation) (Not Shown In Actual Location / Orientation)



Ground Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 199800

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



