

Adderbury Oxfordshire OX17





This rare 6.5 acres development opportunity is hidden in the desirable location of West Adderbury.

Beyond the discreet entrance off a quiet road, the site expands to approximately 6 acres. The house is located far into the grounds and will allow a strong sense of anticipation with a landscaped driveway approach to the house.

Initial paddock is flanked with mature trees and beyond there is young parkland.

There is planning permission to create a modern country house in the Georgian style designed by renowned architects Yiangou.

The thriving and historic village of Adderbury is in a particularly sought after.

State and private schooling in the area is excellent and includes Bloxham, Tudor Hall, Sibford School and Kitebrook, with the Oxford schools including The Dragon, Summer Fields, St Edward's and Radley amongst others. Also within a short distance are Warwick schools.

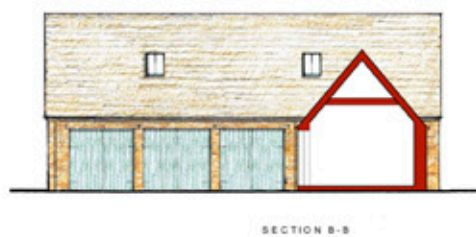
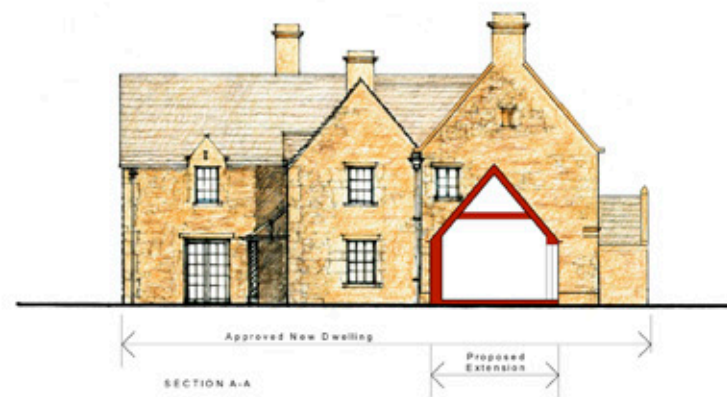
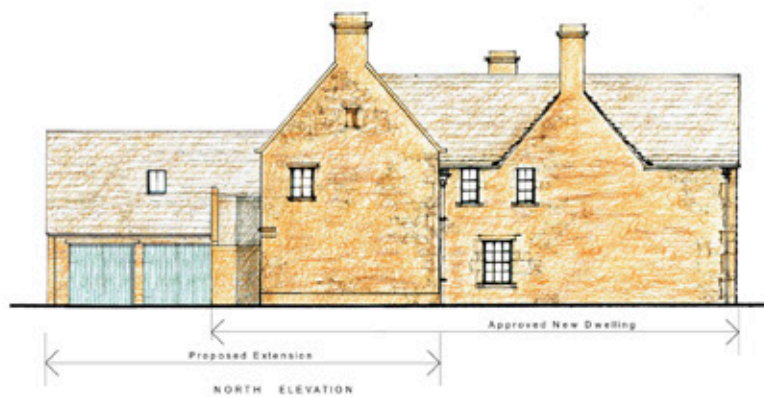
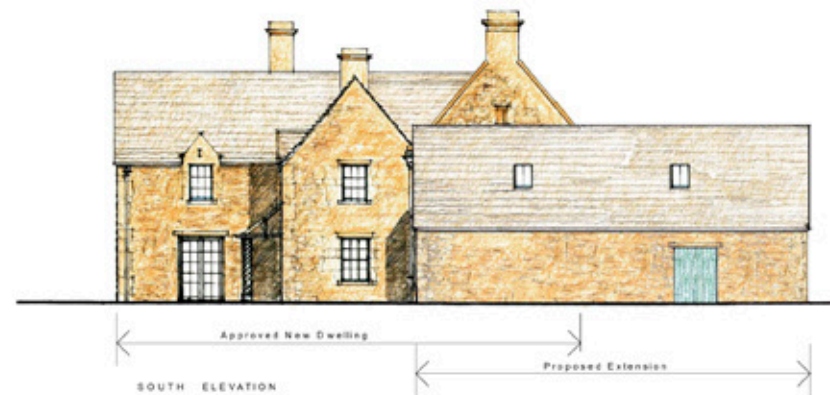
Leisure and sporting facilities include squash and tennis clubs in Adderbury, golf at nearby Tadmarton Heath. Racing at Warwick, Stratford and Towcester. Motor racing at Silverstone.

Theatres in Oxford and Stratford upon Avon. Soho Farmhouse and spa is within a short distance. Bannatyne's Health Club is situated at Bodicote.

Within Adderbury is a post office, public houses, hairdresser, veterinary practice and an attractive 14th century church.

Deddington 2.5 miles, Banbury 3.5 miles (trains to London Marylebone 58 minutes), Soho Farmhouse 8 miles, Chipping Norton 11.5 miles, Charlbury 14 miles (trains to London Paddington 76 minutes), Oxford 18 miles (trains to London Marylebone 56 minutes) (all times and distances are approximate).







The M40 Junction 11 (5.5 miles) (Banbury) and Junctions 10 (8 miles) (Cherwell) provide swift access to the north and south of the country. Fast train services run from nearby King's Sutton, Banbury, Bicester and Oxford Parkway to London Marylebone and London Paddington.

Planning

Planning application reference with Cherwell DC is 20/01208/F

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I would be delighted to tell you more.

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