Turweston Hill Farm, Brackley Road
Turweston | Brackley | Northamptonshire | NN13 5JB

FINE & COUNTRY

# TURWESTON HILL FARM

Available With NO UPWARD CHAIN stands this wonderful stone country home which sits in 5.82 acres to include top class equestrian facilities, whilst benefiting from outstanding countryside views.

The property comprises a large breakfast kitchen with seating area, formal dining room, superb entertainment room, gymnasium, study, four bedrooms, five bathrooms, Utility and tack room. The house benefits from bespoke carpentry throughout and was uniquely built with stone excavated from the site on which it stands.

With stunning grounds and planning permission in place for an additional holiday home, this country home must be seen to be appreciated.

## Ground Floor

The large dining kitchen has oak carpentry, exposed stone features and centres around a large central island. There are two integrated ovens, Cannon oven system, two dishwashers, two sinks. Large windows provide excellent natural light and stunning views along with the two sets of French doors to the front elevation.

From the kitchen, direct access is provided to a superb seating area which has a Morso squirrel wood burning stove and Bi-fold doors which open out to the gardens and provide lovely views over the grounds to the front and side.

The formal dining room entertains around fourteen guests and has a door to the side to outdoor seating. The large window centered to the front aligns to another beautiful valley view.

The superb and very spacious entertainment room is another excellent space to spend time with friends and family, but could also be used to create the perfect annexe for anybody wanting a relative to live on site.

From the entertainment room, access is provided to a gymnasium, dressing room, bathroom, study and tack room.

There is also a bedroom on this level overlooking the breakfast garden which also benefits from a dressing room and en-suite with bath and separate built-in rainfall shower.

POPCORN
KITCHEN

VEGETABLE GARDEN
PEAS
OFF

relax

## First Floor

To the first floor, the feature bedroom has a vaulted ceiling with exposed beams and a window which provides stunning views over the fields.

French doors leads to a roof terrace where the views continue.

The feature bedroom has built in wardrobes, a dressing room and an outstanding en-suite with a two person bath and walk in shower.

The remaining two bedrooms on the first floor both benefit from vaulted ceilings, walk-in closets, and en-suites with baths and separate showers. Large windows overlook the gardens, again with deep slate window sills.

FLASH

**Outside**
uniquely excavated from the site on which it stands.
Turweston Hill Farm sits in 5.82 acres of beautiful grounds with countryside beyond.
The grounds are flexible and are currently separated into paddock spaces.

At dark the property enjoys an alluring ambience of exterior lighting controlled from within the home.

The formal gardens to the front and side of the property are beautifully manicured.

The home is brought to you by a Himalayan birch avenue. The gardens also encompass a Tennis Court, Orchard, Duck Pond, breakfast garden, vegetable patch and Fish pond. Ample Parking is available for multiple vehicles.

There are a range of equestrian facilities to include an large size Andrews Bowen wax surface menage, a large yard store/workshop for machinery with an upstairs (ideal for development), two solarium bays, wash box, three double stables and six further boxes.

# LOCATION

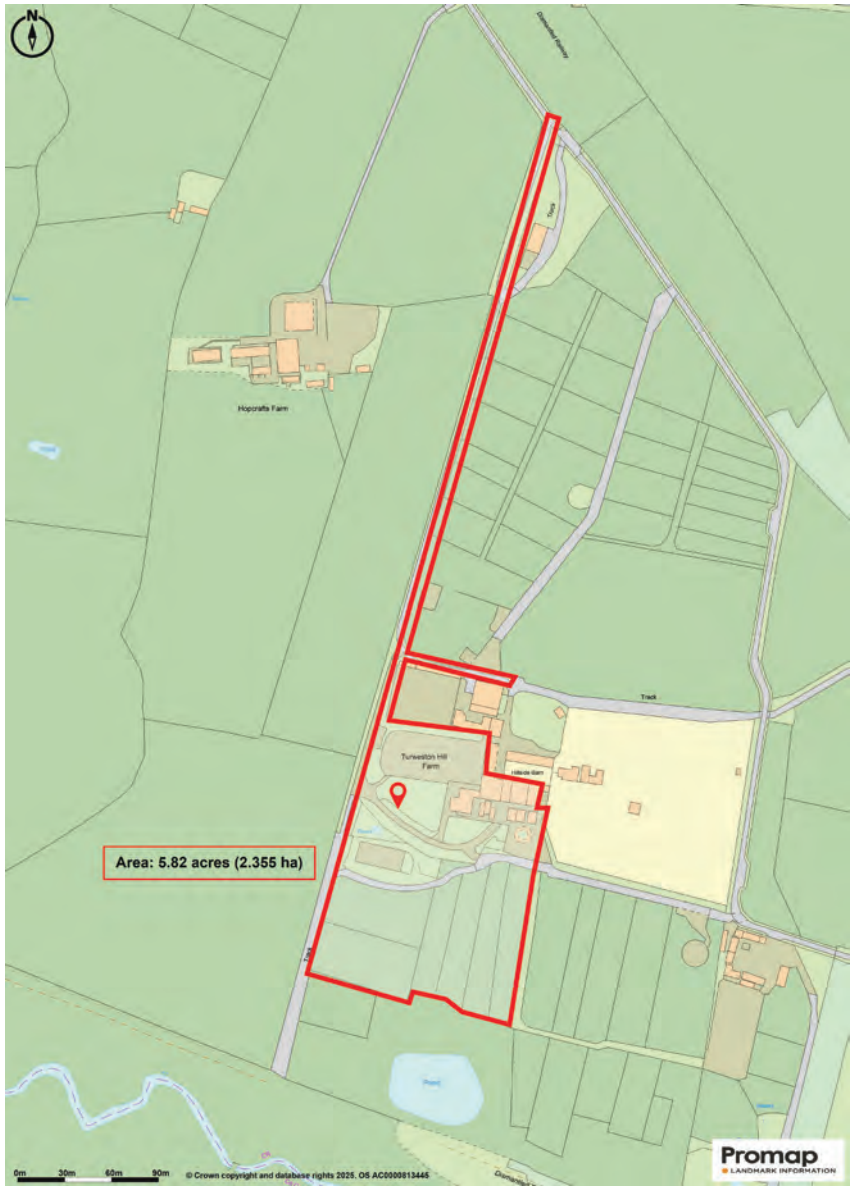
Turweston is situated around a mile east of Brackley and is conveniently located for the M40 and M1 which provide easy access to Birmingham, Oxford, Bicester, Milton Keynes, Northampton, Buckingham, Banbury, Towcester and London, making it perfect for commuting, whilst the local train network provides a commute to Marylebone in under an hour.

6.5 miles from Silverstone race track
8.9 miles from Bicester village shopping

**Education**
The property is well placed for education, lying within the sought-after Buckingham 11+ grammar school catchment. A wide choice of independent schools are close by, including Winchester House in Brackley, Beachborough at Westbury, the renowned Stowe School and Akeley Wood. Highly regarded local state schools include Helmdon Primary, Croughton All Saints CE Primary and Syresham St James CE Primary. Local state Secondary schools include Magdalen College School in Brackley, Buckingham and Towcester.

**Equestrian**
Turweston Hill Farm is ideally positioned for equestrian life, with scenic hacking available via local lanes and bridleways. Some of the Country's best competition venues such as Addington Manor, Onley Grounds, and Bury Farm are under an hour's drive.

PEACOCK PLACE




## Planning permission

Consent has been given for a lounge, entrance and ground floor wc. Additionally, the property has consent for a mobile holiday home up to 20m x 6.8m under The CaravanAct.

## Services, Utilities & Property Information

Tenure: Freehold
Council Tax Band: G
Local Authority: Buckinghamshire Council
EPC: C
Property construction: Standard
Electricity supply: Mains
Water supply: Mains
Drainage & Sewerage: Private
Heating and hot water: Ground Source Heat Pump with Underfloor heating to the ground and first floor.
Ventilation: Mechanical Heat recovery and Ventilation including Pollen filters
Broadband: Standard broadband is available with a download speed of 23 mbps but we advise you to check with your provider.
Mobile signal/coverage: 5G mobile signal is available in the area but we advise you to check with your provider
Parking: Off road parking available for ample number of cars
Special Notes: Please speak to the Agent with regards to rights and easements contained in the title.

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07736 937 633

## Website

For more information visit https://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* £1,850,000

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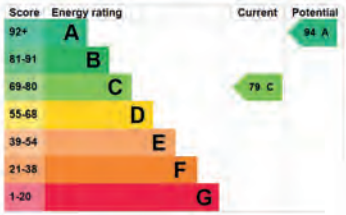

GROSS INTERNAL AREA: 5124 sq ft, 478 m2
BALCONY, LOW CEILINGS & OPEN TO BELOW: 956 sq ft, 89 m2
STABLES: 2393 sq ft, 222 m2

**OVERALL TOTALS: 8473 sq ft, 789 m2**

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

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Property Redress

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TERRY ROBINSON
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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

*"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!"*

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# 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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