



## BEECH HOUSE

OVERTHORPE | SOUTH NORTHAMPTONSHIRE/OXFORDSHIRE BORDERS





## BEECH HOUSE

OVERTHORPE | SOUTH NORTHAMPTONSHIRE/OXFORDSHIRE BORDERS  
OX17 2AE

Banbury 3 miles, (Banbury non-stop to London Marylebone about 50 minutes)

M40 (J11) 2 miles

Brackley 8 miles

Bicester 15 miles

Oxford 24 miles

Entrance hall | Drawing room | Sitting room | Dining room | Study

Kitchen/breakfast room | Utility room | Cloakroom | Mezzanine snug

6 Bedrooms | 3 Bathrooms (1 en suite) | Garden | Ample off road parking

Stone barn/double garage | Independent guest suite/office

About 0.5 acres

A DELIGHTFUL GRADE II LISTED FORMER  
FARMHOUSE, SYMPATHETICALLY MODERNISED  
TO CREATE A WONDERFUL FAMILY HOUSE

## SITUATION

- Overthorpe is situated on the borders of South Northamptonshire and North Oxfordshire, in a conservation area close to both the market town of Banbury and the thriving village of Middleton Cheney.
- Beech House is itself situated on this quiet 'access only' village lane.
- Excellent access to M40 motorway at Junction 11.
- Regular rail service to London Marylebone from Banbury in approximately 50 minutes.
- Convenient for the local commercial centres of Banbury, Bicester and Oxford.
- Close to the local amenities in the nearby village of Middleton Cheney, including a doctor's surgery, pharmacy, mini supermarket and veterinary practice.
- Well placed for local and independent schools at all levels. Preparatory schools include Carrdus (about 1 Mile) and Winchester house (Brackley) Public schools nearby include Bloxham, Stowe and Tudor Hall. Local schools include a C of E primary school and Chenderit secondary school, both in Middleton Cheney.



## BEECH HOUSE

Believed to date back to the 17th century, Beech House is a delightful former farmhouse, sympathetically modernised to create a spacious family home with excellent communication connections and not far from many good schools.

Built of stone under a tiled roof, the house is decorated in neutral tones, which amplifies the height of the ceilings and natural light throughout. The ground floor comprises a double aspect drawing room with large Inglenook fireplace, bay window and beamed ceiling. A door leads from the drawing room to the study at the rear of the house, whilst another door leads down to the cellar which has recently been re-developed and fully tanked and plastered. Adjacent to the drawing room is the snug, again with open fireplace and beamed ceiling.

Central to the house is the entrance hall with a slate floor and open Inglenook with a door that leads out to the rear garden. This hallway in turn leads to the dining room with solid oak floor that goes into the stunning double height vaulted kitchen/breakfast room converted from a former barn that was attached the farmhouse. Lit by double doors either side, the limestone floor sets off the bespoke Mark Wilkinson kitchen with granite work surfaces, three door AGA, central island with separate Miele induction hob and electric oven. A mezzanine sitting area can be found at one end of the kitchen, below which is a utility area and cloakroom.

The first floor comprises a master bedroom with en suite shower room, two further double bedrooms and a family shower room, adjacent to which a staircase rises to a double bedroom found above. Another staircase leads to the second attic floor which has two bedrooms and a children's bathroom.

## OUTSIDE

The property is approached from the village lane through double wooden gates into a large gravelled parking area, flanked by a raised grass area with mature fruit trees. At the top of the driveway a large, detached stone barn which can double as a garage or party barn, provides plenty of storage. To the right hand side, the current vendors have created a delightful independent guest suite with double bedroom and en suite shower room, which could be turned into a home office. The main garden lies behind the barn and house. A stone terrace abuts the house, whilst the garden itself is mainly laid to lawn and is fully enclosed by large mixed hedging with a number of mature trees.



## GENERAL

**Services** Mains water, electricity and drainage. Gas fired boiler and central heating. Under-floor heating in the kitchen area and via radiators throughout.

**Council tax** The property is in Tax Band G.

**Postcode** The postcode of the property is OX17 2AE.

**Local authority** South Northamptonshire District Council, Springfields Brackley Road, Towcester, NN12 6AE. Telephone: 01327 322 322.

## DIRECTIONS TO VIEW

From Banbury take the A422 East towards Middleton Cheney and Brackley and at the first roundabout turn right signposted Overthorpe. Proceed for a short distance and take the right hand turn into Overthorpe. Follow the road into the village and around the sharp left hand bend and the property will be found on the left hand side after about 10 metres.



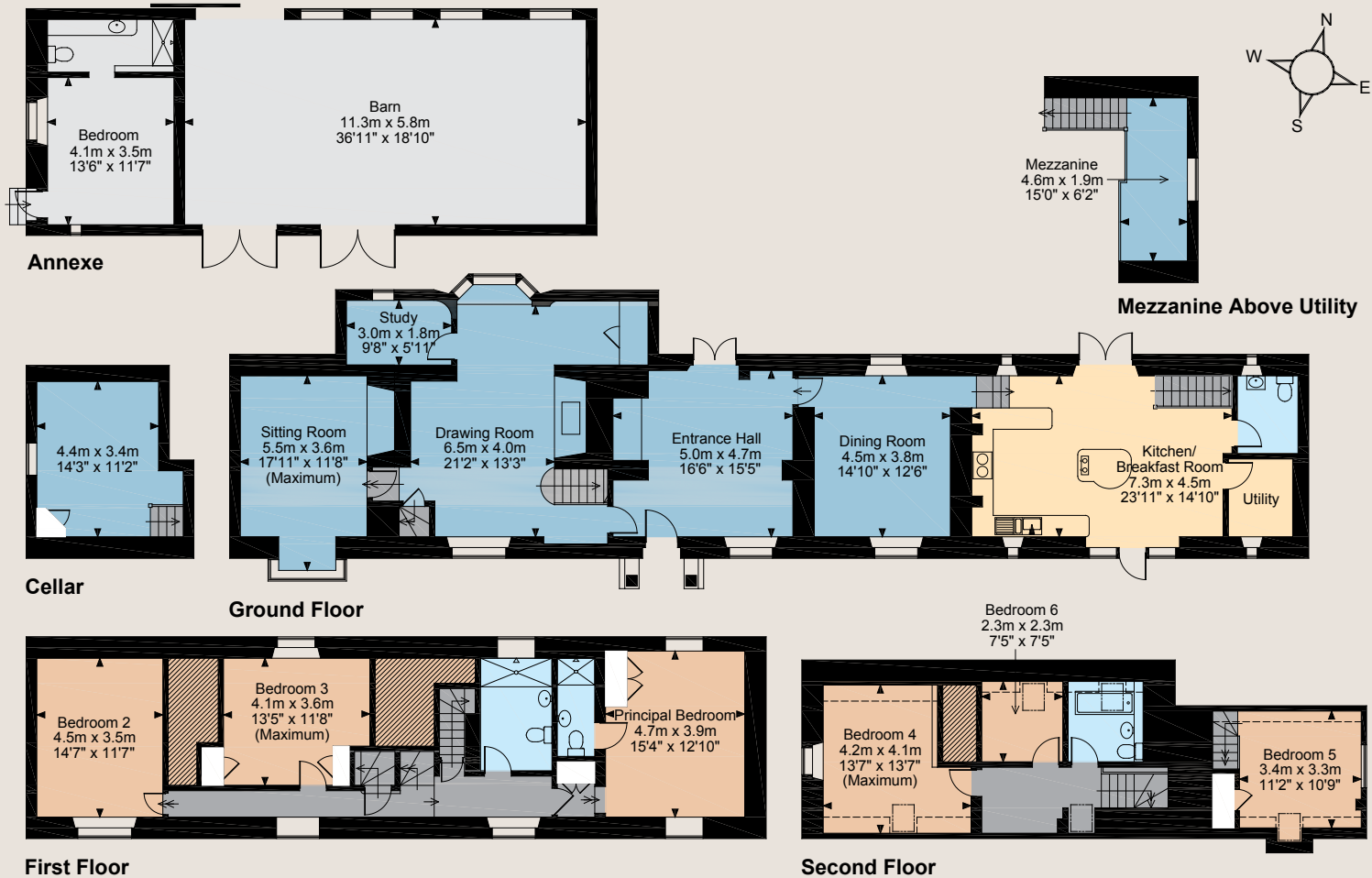
# BEECH HOUSE

Main House = 3442 Sq Ft/320 Sq M

Barn = 696 Sq Ft/65 Sq M

Office = 219 Sq Ft/20 Sq M

Total = 4357 Sq Ft/405 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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