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Warkworth Farm
Northamptonshire



Welcome to

Warkworth Farm

Warkworth, Northamptonshire, OX17 2AG

A very desirable and rarely available country property.



5



4



3



6.99 acres





Warkworth Farm

A very appealing country property comprising period farmhouse, attractive gardens and grounds and a very good range of commercial buildings together with paddocks and wooded areas. In all about 6.99 acres.

Travel distances

Middleton Cheney - 2 miles

Banbury - 3 miles

Brackley - 7 miles

Nearest station

Banbury - 3 miles

Nearest airport

Birmingham - 45 miles



A very desirable country package



The Property

Ground floor

- Warkworth Farm is Grade II Listed, and is believed to date back to the 1600's. It comprises a substantial detached property, with many period features throughout, offering very good spacious and versatile living accommodation over three floors.
- It is a very special family home in a lovely rural area, with the added benefit of a good range of commercial buildings (all let) and, a woodland area and paddock land.
- The kitchen/breakfast room is recently fitted with a good range of units and storage, with a central island and integrated appliances. Adjacent to the kitchen is a useful laundry room.
- The dining room is a lovely and light room, with a feature inglenook fireplace with woodburner, and original front door.
- The sitting room has fantastic period features including some fine oak panelling, and a feature fireplace with woodburner, with an oak window seat.
- Completing the ground floor there is a further living room, with lovely garden views, a study and cloakroom.

First and Second floor

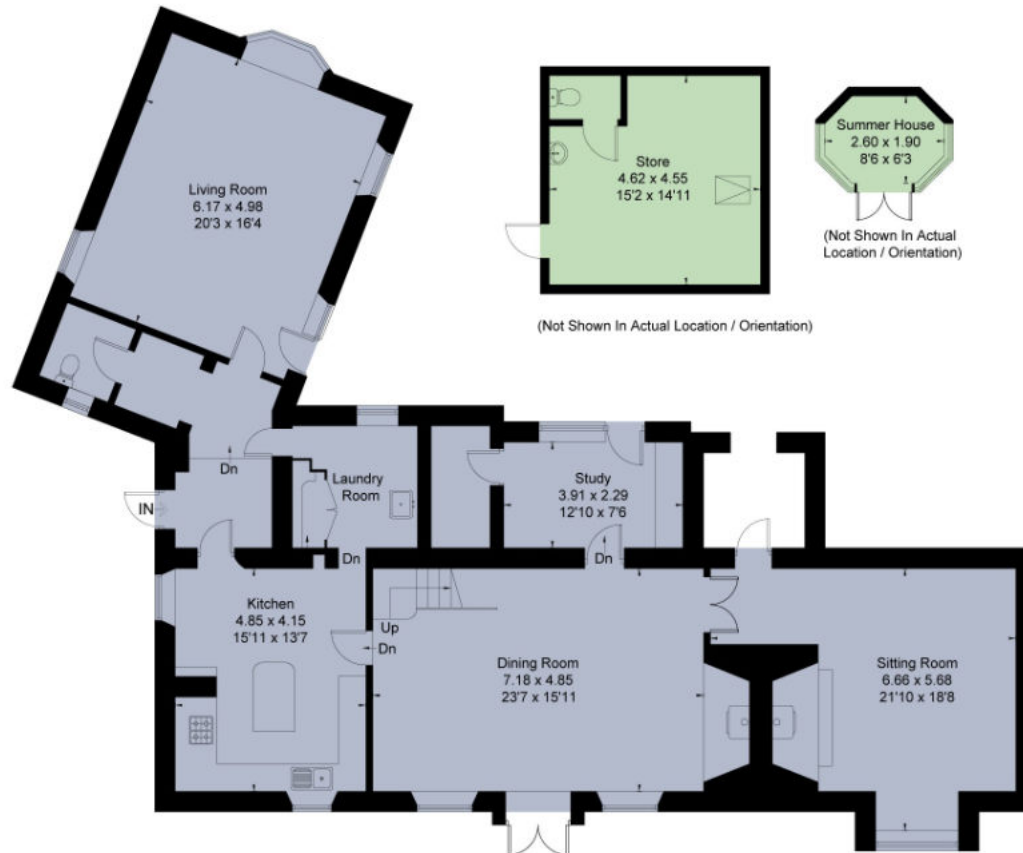
- On the first floor the principal bedroom has a recently re-fitted en suite bathroom.
- There are three further double guest bedrooms and a family bathroom on this floor.
- The second floor provides two further bedrooms, along with a family room and bathroom. This would make an ideal space for older children or useful ancillary accommodation.

The Commercial Buildings

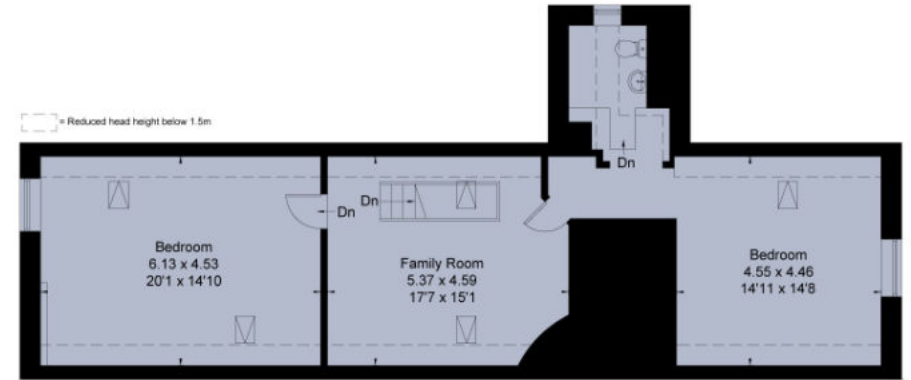
- The commercial element of the property consists of six units totalling around 13,500 sqft of B2/B8 industrial units, varying in heights but all fully let to established tenants. Further details available on request.
- All existing tenancies are outside the security of the Landlord and Tenancy Act 1954. Further tenancy information is available on request).
- The units are former agricultural buildings of steel portal frame construction refurbished with concrete floors for commercial use.
- All units have three phase electrically supplied with separate sub meters with all benefiting from WC's and wash facilities. There is ample on site parking and space for lorry turning.



Approximate Floor Area = 347.8 sq m / 3743 sq ft
Outbuildings = 21.5 sq m / 231 sq ft
Total = 369.3 sq m / 3974 sq ft



Ground Floor



Second Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90483



Gardens and grounds

- At the rear of the property there is a generous entertaining terrace, the perfect place to relax and enjoy the peaceful countryside surroundings.
- The gardens are south facing and mainly laid to lawn with some mature trees and hedging, there is a small stream running through the garden.
- A summerhouse provides another spot to enjoy the garden.
- There is a block built garage and storage building serving the main house.

The Land

- There are two mature grass paddocks to the north and west offering additional appealing and useful grazing.
- There is also an attractive woodland belt and further semi mature trees.
- In all the property extends to around 6.99 acres.





Extending in all to about 6.99 acres



Fabulous countryside views



Situation

Warkworth is a small rural hamlet situated on eastern edge of the Cherwell valley on the borders of South Northamptonshire and North Oxfordshire, close to both the market town of Banbury and thriving village of Middleton Cheney.

Local amenities can be found in Middleton Cheney including a mini-super market, pharmacy, newsagents, vets, beauticians, hairdressers, cafe, two pubs and a village hall. Further amenities can be found in the market towns of Banbury and Brackley. Banbury train station which has direct link to London Marylebone (about 1 hour) and Birmingham. Junction 11 of the M40 just 2 miles away providing excellent access to the nation motorway network. Alternative commercial centres include Oxford, Stratford, Warwick and Bicester.

Warkworth is well placed for local and independent Schools including Chenderit Comprehensive in Middleton Cheney (about one mile), Winchester House (Brackley), St Johns Priory (Banbury) and Beachborough (Westbury). Public schools nearby include Bloxham, Stowe and Tudor Hall.



Fixtures and fittings

All fixtures, fittings and furniture such as curtains, light fittings, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

Services

Mains electricity and water are connected. Drainage is via a private septic tank. Heating is via oil. There is also three phase electricity to the commercial buildings.

None of the services or appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

The estimated fastest download speed currently achievable for the property postcode area is around 1800 Mbps (data taken from checker.ofcom.org.uk on 01/05/2025). Actual service availability at the property or speeds received may be different.

We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 01/05/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

Tenure

The property is to be sold freehold with vacant possession.

Method of sale

For sale by private treaty.

Local Authority

South Northamptonshire Council
Council Tax Band: G

Public rights of way, wayleaves and easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure. No public or private rights of way affect the property.

Plans and boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Viewings

Strictly by appointment through Fisher German LLP.
0207 870779
ncat@fishergerman.co.uk
01295 271555
banburyagency@fishergerman.co.uk

Directions

Postcode – OX17 2AG
what3words – ///activates.perfumed.chatters





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Particulars dated May 2025. Photographs dated April 2025.



Warkworth Farm

Warkworth, Northamptonshire, OX17 2AG



Matthew heads up the National Country Agency team with over 20 years of property experience and is responsible for the sale of prime Country Houses, Farms and Estates across the country.

Matthew Allen MRICS FAAV - Partner

0207 870779

ncat@fishergerman.co.uk



Ben works within the southern agency hub with over 14 years of property agency experience and is responsible for selling high quality village and country property across multiple counties.

Ben Charsley

01295 271555

banburyagency@fishergerman.co.uk



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