



The Gate House
Bell Lane | Syresham | NN13 5HP

 FINE & COUNTRY

THE GATE HOUSE

An outstanding Country Home sitting in just under an acre of grounds which offers exquisite accommodation throughout.

Comprising superb kitchen with dining and seating areas, two utility rooms, formal drawing room, games room, cinema room, wine cellar, gymnasium, snug, study, seven double bedrooms, five bathrooms, a five bay car port and parking for around twelve cars.

Also benefiting from beautiful grounds with a swimming pool being the absolute highlight, this wonderful home must be seen to be believed.



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The Gate House –

The Gate House is one of the most exquisite homes in Northamptonshire and was originally built circa 1914 to resemble a 17th Century residence.

Originally designed by local architect Biddolph Pinchard as an L-Shaped residence, an East wing was added around 1925 followed by the South wing to complete a square courtyard fully wrapped around by the property.

Having changed hands over the last Century eight times, the current owners have brought this wonderful residence back to its former glory and have created a flexible, immaculate and exquisite place to call home.



Ground Floor –

Upon entering, the double height entrance hall has stairs rising to the galleried landing above with windows overlooking the swimming pool and access to the cloakroom/WC.

The large open plan kitchen, complete with sitting and dining areas, has the wow factor and really is the hub of the home. The kitchen has three Miele ovens, a grill, Miele hob and wine fridge, plus a built in fridge/freezer. The island is the real centrepiece of the room which offers a breakfast bar with space for four chairs. There is a superb dining area with space for a table to seat around ten guests and features a wood burning stove. To the other end of the kitchen is a seating area which makes this a very social room for gathering with friends and family or entertaining guests. Wood panelling is featured, whilst five windows provide excellent natural light.

The drawing room is of an excellent size and enjoys many character features to include wood panelling, a high fireplace with wood burning stove, cornicing, central ceiling roses and three windows which overlook the stunning grounds, along with a door opening out to the sun terrace and swimming pool.

There is a study with feature curved walls, an attractive archway and external door which is the perfect setting for anybody working from home.

Access is provided to a wine cellar with a full height glass door.

The utility room has space for appliances, ample storage cupboards and external door. This room is complemented by another room which provides additional utility space with a door to a useful drying room.

The games room has space for a pool table and enjoys wood panelling plus windows to two elevations.

The snug has a wood burning stove, panelling and a stone mullion window overlooking the rear garden.

Another excellent social space is the cinema room which is the ideal place to get together with family and friends to enjoy movies or live sports. A large stone mullion window captures lovely views of the gardens.

A rear lobby has an external door to a spectacular courtyard which is fully enclosed by the four wings of the house and provides a fabulous account of the architectural detailing of the home.















First Floor –

The first floor is accessed by three different staircases, with all corridors linking each other around the courtyard below.

The feature bedroom is vast in space and resembles a high-end hotel suite with his and hers en-suites and dressing room with full height wardrobes. The bedroom has stone mullion windows which provide stunning views over the grounds and the swimming pool.

The guest bedroom is another beautiful room with a seating area, dressing area and a lovely en-suite shower room.

The third bedroom on this level has a window which provides a lovely view over woodland and an en-suite shower room.

The fourth bedroom has three windows, is again of an excellent size, and is an ideal teenagers room with ample space to work and study, serviced by the adjacent shower room.

There are two further double bedrooms, one with a full width stone mullion window and a large feature fireplace.

From the landing, stairs lead to a useful storeroom which can be used as the seventh bedroom if required or additional office.













Outside

The Gate House sits in the most wonderful grounds of just under an acre surrounded by a large shaped wall with many mature trees. There is a super raised seating area within the backdrop of the home with steps that lead down to the swimming pool. A covered gazebo sits next to the swimming pool complete with a seating and dining area, ideal to relax after a swim.

The home gymnasium has vaulted ceiling, exposed beams and a shower room.

There is also a useful work room just off providing useful storage space.

From the gardens a pathway leads to the gated access to an orchard with many fruit trees, whilst the driveway, complete with turning circle, provides off-road parking for around twelve cars in addition to a car port which will house a further five cars.

A real statement home, The Gate House is the most wonderful retreat in spectacular grounds which must be viewed internally to be believed.





LOCATION

Syresham is a stunning village situated a short drive from Brackley and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: H

Local Authority: West Northamptonshire Council

EPC Rating: F

Property Construction: Standard construction – Stone and brick, tiled roof

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Oil fired central heating

Broadband: FTTH/FTTP Ultrafast broadband connection available with a download speed of 1,000 mbps. We advise you to check with your provider.

Mobile Signal/Coverage: 5G mobile signal is available in the area. We advise you to check with your provider.

Parking: Off road parking available for 12+ cars

Total Internal Floor Area: 6,622 sq.ft

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07736 937633

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 £2,500,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	37 F	
1-20	G		

THE GATE HOUSE, BELL LN, SYRESHAM, BRACKLEY



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING 1

APPROXIMATE GROSS INTERNAL AREA: 6622 sq ft, 615m² (EXCLUDES COURTYARD/VOID)
 OUTBUILDINGS: 1638 sq ft, 152m² (EXCLUDES CARPORTS)
 TOTAL AREA: 8260 sq ft, 767m²

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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





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.

We value the little things that make a home



TERRY ROBINSON
PARTNER AGENT

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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry built a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make all clients feel valued.

Terry has sold countless properties over the past 10 years which had previously been marketed with other agents - he puts this down to attention to detail and a hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine & 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!”

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

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