

18 Broad Lane
Evenley | Brackley | Northamptonshire | NN13 5SF

FINE & COUNTRY

18 BROAD LANE

A stunning and extended family home in a sought-after village location with a coffee shop and a pub just a short walk away on the green.


Love You Bye

The property comprises entrance hall, cloakroom/WC, outstanding open plan kitchen/family room, utility room, dining room/playroom, sitting room, study, four double bedrooms, one with a beautiful ensuite and family bathroom.

Also benefiting from a superb large rear garden, parking for around four cars and a double garage, an internal viewing is essential.

Ground Floor
Upon entering, the hall has stairs to the first floor and access to the cloakroom/WC.

The outstanding and extended kitchen is a really flexible family room. There is a central island with breakfast bar, a range of integrated appliances to include a four ring hob, two ovens, microwave and dishwasher.

There are two dining areas, one for more informal dining, and another area with space for a table to seat six guests with two Velux windows above and Bi-fold doors to the rear.

From the breakfast area, there is a large walk in pantry which provides excellent storage.

The utility room is of a good size and has space for appliances, a wall mounted boiler and a door to the rear.

The dining room is currently used as a playroom and has a window to the rear, whilst the sitting room is of an excellent size and has a wood burning stove, two windows to the side, French doors to the rear and a bay window to the front.

Completing the ground floor accommodation is the study which has a window to the front which is ideal for anybody wanting to work from home.









Seller Insight

Some homes have an immediate warmth and appeal, and this beautiful family home in the charming Northamptonshire village of Evenley is one such place. Its attractive frontage catches the eye, particularly in the sunshine, while the private garden offers a wonderful sense of retreat. For the current owners, it has been a home that effortlessly balances the demands of busy family life with the pleasures of entertaining, relaxing and enjoying the outdoors.

Over the past six years, the property has been thoughtfully updated to create a welcoming and versatile home. At its heart is the impressive open-plan kitchen and dining space, featuring a Howdens kitchen, high ceilings and bi-fold doors that open directly onto the decking. It is a natural gathering point for family and friends, bringing cooking, dining and entertaining together in one inviting setting. A useful pantry keeps everyday essentials neatly tucked away, while separate dining areas offer flexibility for both more formal occasions and relaxed family meals.

The spacious lounge provides another inviting retreat, with its charming bay window offering the perfect spot for the family's Christmas tree without compromising valuable living space. A striking arched window at the front of the house floods the staircase and landing with natural light, creating a memorable first impression. Elsewhere, an additional reception room has served as a much-loved playroom, while the principal bedroom offers a bright and peaceful sanctuary. The beautifully refitted bathrooms bring a fresh, contemporary feel, and the bath in the main bedroom provides the ideal place to unwind after a countryside walk.

Practicality is equally well considered, with generous driveway parking, a double garage and a dedicated laundry room helping everyday life run smoothly. The layout offers space for everyone to work, relax and play, making it particularly well suited to modern family living.

Outside, the garden is a real highlight. The pond, home to a variety of fish, is accompanied by the gentle sound of a trickling waterfall, creating a tranquil backdrop to summer evenings on the decking. The patio provides space for children to play or for outdoor dining, with the bi-fold doors open and family and friends gathered for a barbecue.

Beyond the garden, Evenley offers the pleasures of a traditional village community. Summer cricket matches on the green are a much-loved local tradition, while the welcoming village pub, coffee shop and post office bring everyday convenience and character. Barn Owl Farm Shop provides a tempting selection of local produce, and Brackley is within easy reach, with the owners enjoying the walk through the grounds of Evenley Hall for shopping or an evening out.

*For the current owners, this has been a home in which family life, entertaining and village living come together beautifully. Their advice to the next owners is simple: open the bi-fold doors, pour the drinks, gather everyone on the patio and enjoy everything this welcoming home has to offer.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.


THE
Laundry
ROOM


Bon Appétit


Bon Appétit




PLAY



First Floor

The landing has a feature arched window to the front, airing cupboard and loft access above.

The feature bedroom is very spacious and has built in wardrobes, windows to three elevations, and access to the superb ensuite which has a freestanding bath and a walk-in shower.

The guest bedroom has a window to the rear and there are two further double bedrooms, both having a window to the front elevation.

Completing the first floor is the lovely family bathroom.












Gone Surfing
CORNWALL


Once upon
a time




D&E&S









Outside
The rear garden is beautifully presented and is of an excellent size. It is mainly laid to lawn with many mature trees and shrubs, a lovely pond with waterfall and a large gazebo covering a sun terrace.

A gate provides access to the front of the property where the driveway provides off-road parking for four cars.

Also benefiting from a double garage, this wonderful family home must be viewed to be appreciated.





LOCATION

Evenley is a pretty village situated around a mile south of 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.









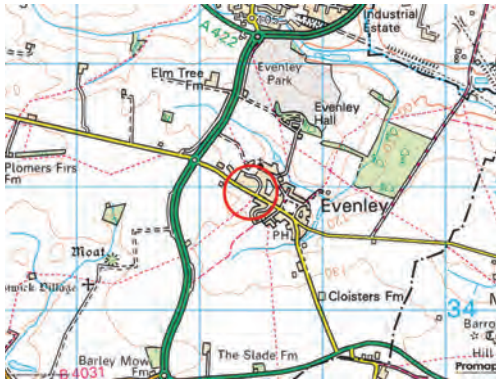




© Ann Williams







Material Information
Tenure: Freehold
Council Tax Band: F
Local Authority: South Northamptonshire
EPC: Rating D

Property Construction: Standard (brick and tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage and Sewerage: Mains

Heating: Main gas central heating

Broadband: Full-fibre ultrafast broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Parking: Double garage and driveway parking for 4 vehicles.
Total Internal Floor Area: 2,038 sq ft

Additional Information: Nest smart heating and hot water system

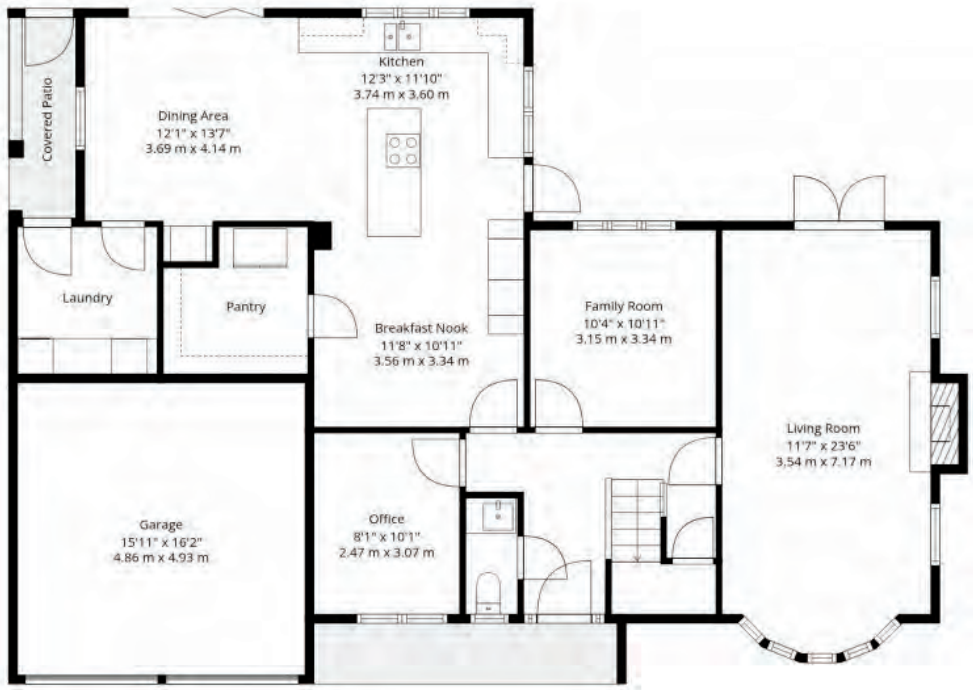
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website
For more information visit Fine & Country Banbury and Buckingham - 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

Guide Price £850,000

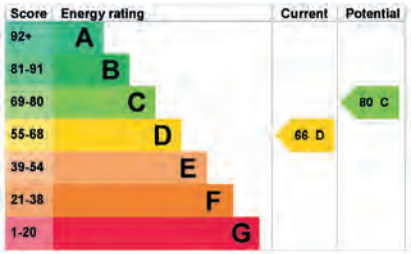
Registered in England and Wales. Company Reg No. 09929046. VAT No. 232999961
Registered Office 5 Regent Street, Rugby, Warwickshire, CV21 2PE copyright © 2026 Fine & Country Ltd.



1st Floor



2nd Floor



GROSS INTERNAL AREA: 2038 sq ft, 190 m2
GARAGE: 259 sq ft, 24 m2

OVERALL TOTALS: 2297 sq ft, 214 m2

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

Property Redress

APPROVED CODE TRADINGSTANDARDS.UK

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 02.11.2026

FINE & COUNTRY



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

Fine & Country Banbury & Buckingham
M: 07736 937 633
email: terry.robinson@fineandcountry.com

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

"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

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel: +44 (0)1295 239666
banbury@fineandcountry.com
Guardian House 7 North Bar Street, Banbury, OX16 0TB

FSC
www.fsc.org
MIX
Paper | Supporting responsible forestry
FSC® C006671

CELEBRATING 25 ICONIC YEARS
2001 2026

F&C