



Nellbridge House Farm Aynho Road, Adderbury

Guide Price **£1,325,000**



Nellbridge House Farm, Aynho Road, Adderbury

A rare canalside farmhouse with mooring, ancillary buildings and exceptional grounds

Tucked away in a wonderfully private position overlooking the Oxford Canal, Nellbridge House Farm is an exceptional, semi detached period farmhouse offering approximately 6,000 sq ft of beautifully presented accommodation, set within just over three-quarters of an acre of landscaped gardens and grounds. With far-reaching countryside views, a newly constructed 75-foot narrowboat mooring and a superb range of ancillary buildings, this is a rare opportunity to acquire a truly unique waterside home.

The farmhouse blends character and comfort seamlessly, retaining a wealth of period features while providing generous, flexible living space ideal for both family life and entertaining. The heart of the home is the welcoming kitchen/breakfast room, complemented by a striking timber-framed conservatory with vaulted ceiling and wood-burning stove, opening directly onto the gardens. Elegant reception rooms include a large dining room with charming period detailing and a spacious sitting room with feature fireplace and dual-aspect views.

Across the upper floors are four beautifully appointed double bedrooms, all served by high-quality bath or shower rooms, including a superb principal suite with vaulted ceiling, exposed beams and a luxurious period-style bathroom.



Beyond the main house, the property's ancillary accommodation significantly enhances its appeal. An adjoining barn of over 1,500 sq ft offers exceptional versatility, currently arranged as a scullery/utility area, large store and workshop, with clear potential for conversion to further accommodation or alternative uses (subject to consent). In addition, the detached wharfside studio provides a characterful workspace or potential annexe, enjoying elevated views across the canal and countryside.

The grounds are a true highlight: thoughtfully landscaped and immaculately maintained, with expansive lawns, mature trees, greenhouse and a series of secluded seating areas. A charming summerhouse and generous decked terrace sit beside the canal, perfectly positioned to enjoy the peaceful waterside setting. The recently reinstated 75-foot mooring provides direct access to the Oxford Canal, creating a unique lifestyle opportunity for boating enthusiasts or those simply seeking a tranquil outlook.

Approached via a long private driveway with gated access, the property benefits from extensive parking, a double carport, garage and additional outbuildings. Situated between the sought-after villages of Aynho and Adderbury, Nellbridge House Farm combines rural seclusion with excellent access to village amenities, rail links and the wider amenities of Banbury, Bicester and Oxford.

- Field views, canal side property, unique position
- Personal 75 ft narrowboat mooring
- 2 Storey office space with annexe potential
- Extensive out buildings with multiple uses
- Neighbouring Restoration Hardware and 11 miles from Soho Farmhouse
- Beautifully presented throughout with character



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- Beautifully presented throughout with character features
- Just shy of 6,000 sq ft of property in total
- 4 bedrooms 3 bathrooms
- Mains electric, LPG gas central heating
- BT ultra fast fibre to studio and house
- Original Farmhouse well (1811) - private supply
- Replacement Private Waste Water Treatment System





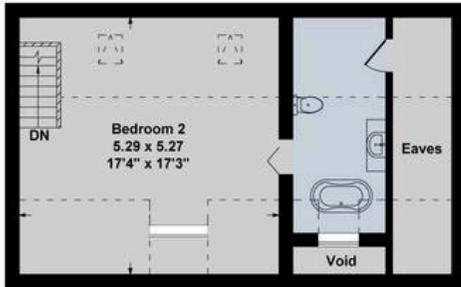




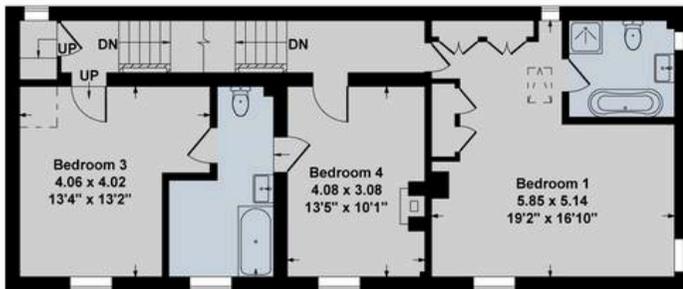
Main House Approx Area = 249.76 sq m / 2688 sq ft
Canalside Office Approx Area = 147.04 sq m / 1583 sq ft
Garage Approx Area = 15.13 sq m / 163 sq ft
Outbuilding Approx Area = 141.61 sq m / 1524 sq ft
Total Area = 553.54 sq m / 5958 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

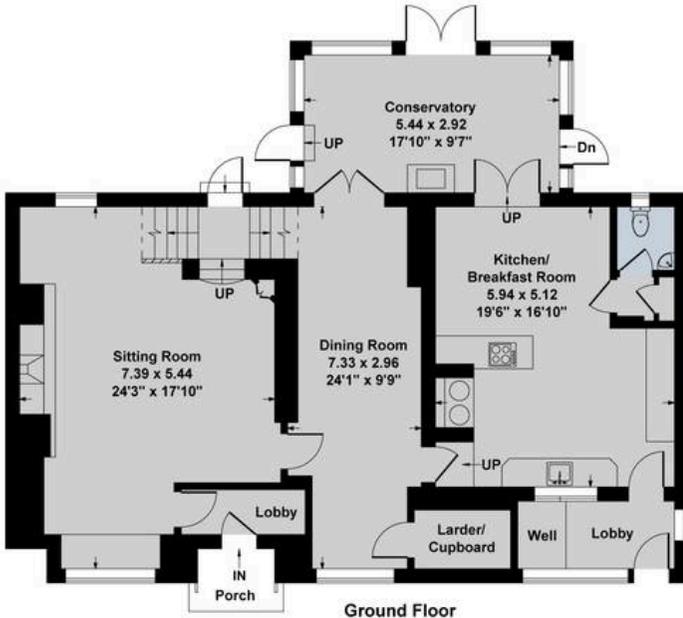
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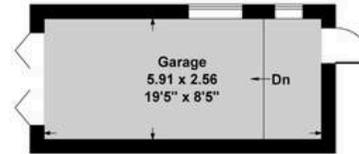
Second Floor



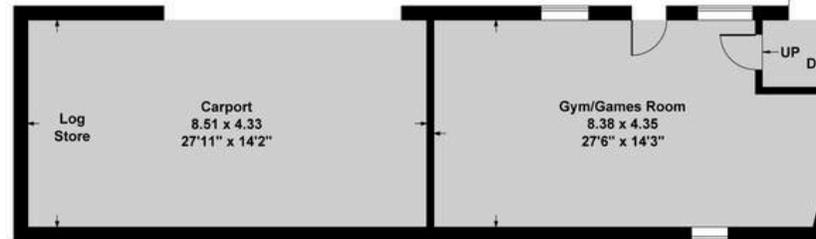
First Floor



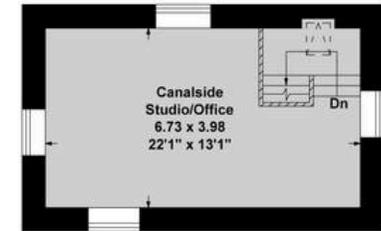
Ground Floor



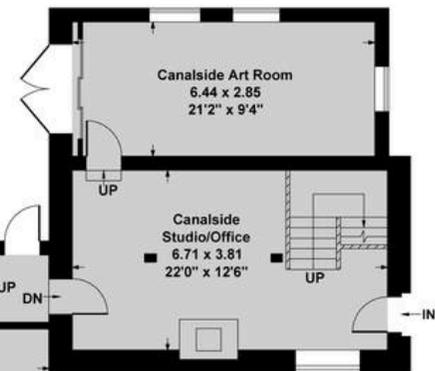
Garage



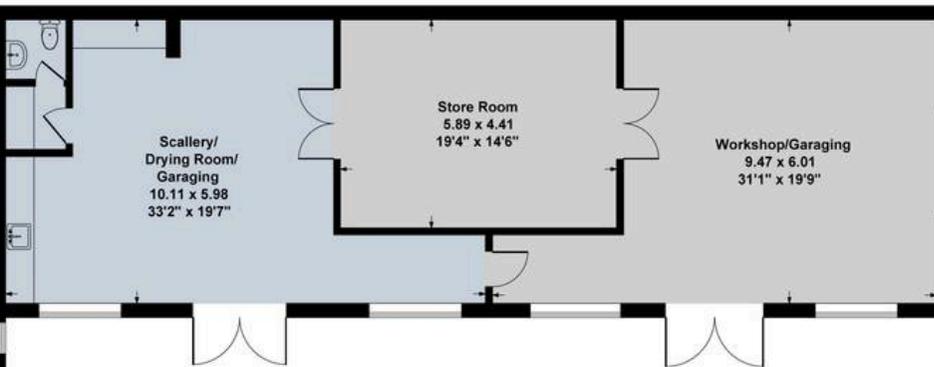
Canalside Office



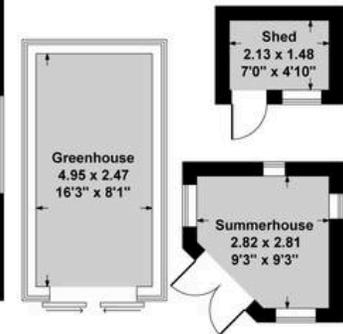
First Floor



Canalside Ground Floor



Outbuilding





Emily Williams - Hortons

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