



Tudor Yard

◆ BANBURY ◆

Traditionally contemporary

All enquiries

**Stanbra
Powell**





Introducing Tudor Yard

A TRULY SPECTACULAR AND HISTORIC DEVELOPMENT OF 7 INDIVIDUAL APARTMENTS SITUATED IN BANBURY MARKET PLACE.

This stunning restoration has been meticulously designed blending 16th century features with a modern contemporary feel. A project that has carefully combined history with modernisation. The building boasts a Grade 2 star listing, one of only 2 buildings in Banbury to have been deemed so historically significant.

Access to Tudor Yard is through an impressive bespoke cast iron gate, where you will find a beautifully landscaped and illuminated courtyard with its natural sandstone paving and striking Acer tree.

Each apartment is unique, each one with its own character and charm. Expect high quality individual kitchens with integral appliances, traditional bathrooms and modern light fittings surrounded by original windows and staircases, exposed brickwork, original timbers and internal doors dating back to the 19th and early 20th century.

From surviving the great fire of 1628 to being kept by the Robins family as an ironmongers for nearly 100 years, Tudor Yard now offers spectacular modern living with charm and character executed to the highest standard.



Inspired by Banbury's town crest and historic connection to ironmongery, Tudor Yard has an impressive entrance way and secluded internal courtyard with a beautiful Acer tree as its centrepiece.





Introducing Tudor Yard

TUCKED AWAY IN THE CENTRE OF BANBURY, THIS EXCLUSIVE ENCLAVE OF HOMES OOZES CHARM.

The development can be accessed via secure steel gates made by Little Newsham Forge, a gold medal award winning blacksmith. Taking inspiration from the Banbury town crest and historic connection to ironmongery they have created an impressive entrance that sets the tone for the rest of the development.

Upon entering you walk through a covered passage with Sandstone paving and exposed stone and brickwork. A solid hardwood door gives access to apartments 2, 3 and 4. Through then to the main courtyard which is extremely private with a large steel staircase with oak bannisters leading to apartments 5, 6 and 7. Bike storage for up to 18 bikes. Larchwood built bin storage.

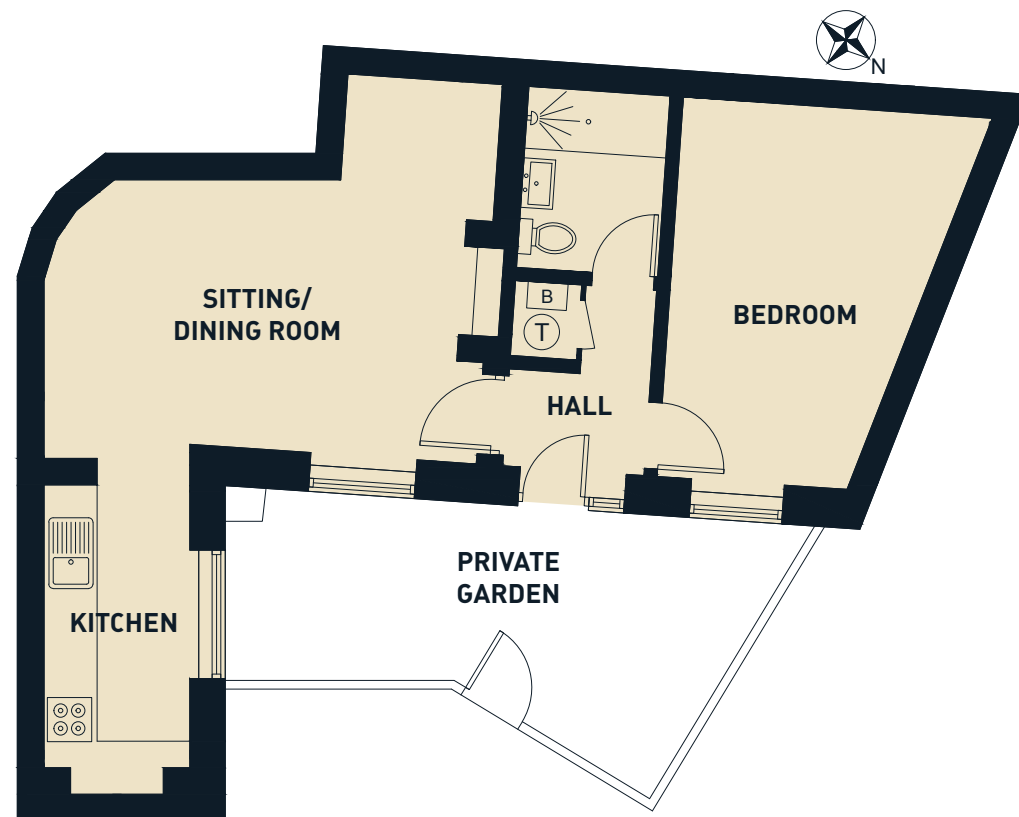
The courtyard has sandstone paving right through with various Corten steel planters including a beautiful Acer tree as the centrepiece of the outside space. Surrounding the courtyard is mainly exposed brickwork and Hornton stone with some rendering. The space is well illuminated with two Corten pillars at the base of the stairwell as well as wall mounted lighting. Meter cupboards can be found in a small passageway that also provides a separate gated access to the market place.



Tudor Yard **APARTMENT 1**

- Ground floor one bedroom apartment with private enclosed patio.
- Living/dining room | Kitchen | Shower room | Bedroom | Private enclosed patio | Underfloor heating | Double glazed windows.
- Gated access from the communal area to natural sandstone paved patio.
- Entrance via solid hardwood door to;
- Entrance hallway: Limed oak flooring. Doors to all accommodation. Airing cupboard housing hot water tank. Heating control system. Small hatch housing electric fuse box.
- Living/dining room: 17th century Range with exposed brick chimney breast. Further exposed brick work. Limed oak flooring. Telephone intercom system. Double glazed metal casement window overlooking the patio area.
- Kitchen: Integrated handle kitchen units with solid surface marble effect worktop. Built-in appliances including sink with Swan neck tap, oven, four ring electric hob, extractor hood, washer/dryer and fridge. Solid surface marble effect splashback. Double glazed wooden window overlooking patio area. Exposed stone and brick work. Limed oak flooring.
- Bedroom: Good size double bedroom. Double glazed metal casement window overlooking patio area.
- Shower room: Three piece white suite comprising low level WC, wash handbasin with built-in storage drawer below and double shower cubicle with black frame shower screen. rainfall shower and separate shower attachment. Porcelain marble effect tiled floor and walls. Extractor fan.
- The apartment is heated by underfloor heating throughout.





DIMENSIONS

Sitting/Dining Room	4.80m x 4.45m	15'9 x 14'7
Kitchen	3.52m x 1.66m	11'7 x 5'5
Bedroom	4.32m x 3.48m	14'2 x 11'5
Approximate Gross	48sqm	517sqft
Internal Area		





Tudor Yard APARTMENT 2

- First floor one bedroom apartment.
- Communal entrance with stairs rising to first floor. Single glazed wooden window overlooking communal garden area. Communal area has a smoke ventilation system on both floors. The original Elmwood staircase leads to second floor with a single glazed wooden window. Cupboard with original door into the eaves.
- Living/dining room| Kitchen| Bedroom| Shower room
- Entrance hallway. Window seat with built-in storage underneath. Wooden double glazed window overlooking the communal courtyard. Storage cupboard also housing fuse box. Airing cupboard housing hot water tank. Radiator. Steps leading up to living/dining room.
- Living/dining room: Impressive vaulted ceiling. Radiator. Exposed beams and brick fireplace. Two metal casement window with secondary glazed unit overlooking communal courtyard. Limed oak flooring. Telephone intercom system. Loft hatch.
- Kitchen area: A range of integrated handle base and eye level units. Bonded Fenix worktop. Rustic effect tile splashback. Built-in appliances including oven with four ring electric hob, extractor hood, sink unit with Swan neck tap, washer/dryer and fridge. Vaulted ceiling with Velux window and exposed beams.
- Inner hallway with metal casement window with secondary glazed unit. Radiator. Doors to bathroom and bedroom.
- Bedroom: High Vaulted ceiling with original A frame beams. Radiator. Metal casement window with secondary glazed unit.
- Shower room: Three piece white suite comprising of low level WC, wash handbasin with built-in drawer storage underneath and double shower cubicle with black frame shower screen, rainfall shower and separate shower attachment. Heated towel rail. Extractor fan. Porcelain tiled floor and walls.



DIMENSIONS

Sitting/Dining Room	4.75m x 4.55m	15'7 x 14'11
Kitchen	2.27m x 1.67m	7'5 x 5'6
Bedroom	4.40m x 3.39m	14'5 x 11'1
Approximate Gross	48sqm	517sqft
Internal Area		



Tudor Yard **APARTMENT 3**

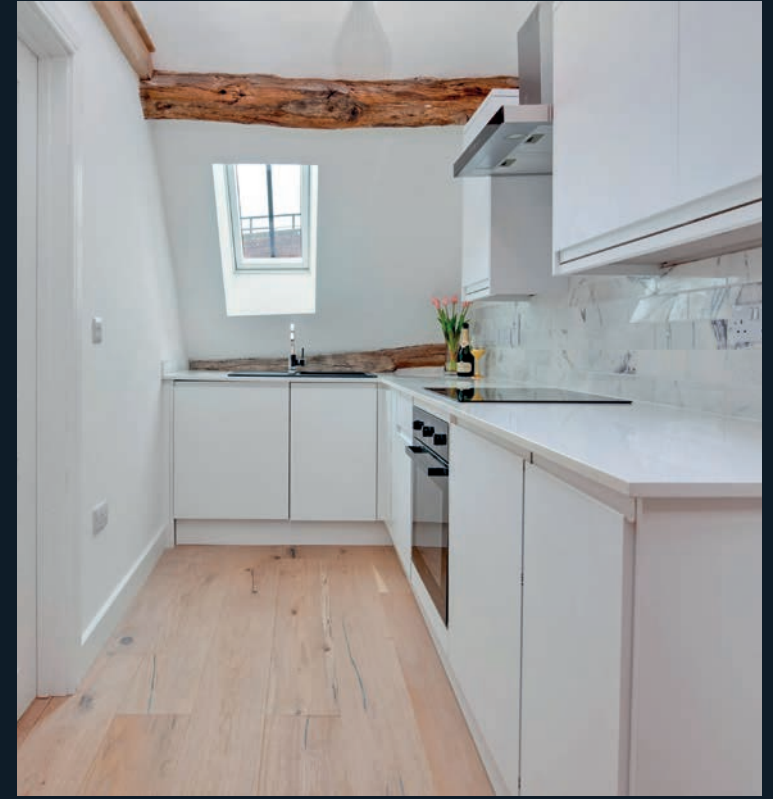
- Two bedroom first floor apartment.
- Communal entrance with stairs rising to first floor. Single glazed wooden window overlooking communal garden area. Communal area has a smoke ventilation system on both floors. The original Elmwood staircase leads to second floor with a single glazed wooden window. Cupboard with original door into the eaves.
- Open plan living/dining/kitchen area | Two bedrooms | Bathroom.
- Entrance hallway: Telephone intercom system. Radiator. Limed oak flooring. Storage cupboard also housing electric fuse box. Airing cupboard housing hot water tank. Three original stock room doors dating back to when the property was an Ironmongers.
- Living/dining area: Limed oak flooring. Living area with large restored sash window with secondary glazed unit. Radiator.
- Kitchen area: Range of base and eye level units. Solid surface marble effect worktop. Tile splashbacks. Built-in appliances including sink unit with Swan neck tap, oven, four ring electric hob, extractor hood, washer/dryer and fridge. Large restored wooden sash window with secondary glazed unit.
- Bedroom one: Good size double bedroom with restored wooden sash window with secondary glazed unit overlooking courtyard. Built-in wardrobe with original door. Exposed steel pillar. Radiator.
- Bedroom two: Single bedroom with restored double glazed wooden window overlooking the communal courtyard. Radiator.
- Bathroom: Four piece white suite comprising of low level WC, wash handbasin with built-in cupboard underneath, free standing bath with central tap and corner shower cubicle with rainfall shower and separate shower attachment. Heated towel rail. Porcelain tiled floor and walls.
- The property is heated through radiators via wet electric heating system.





DIMENSIONS

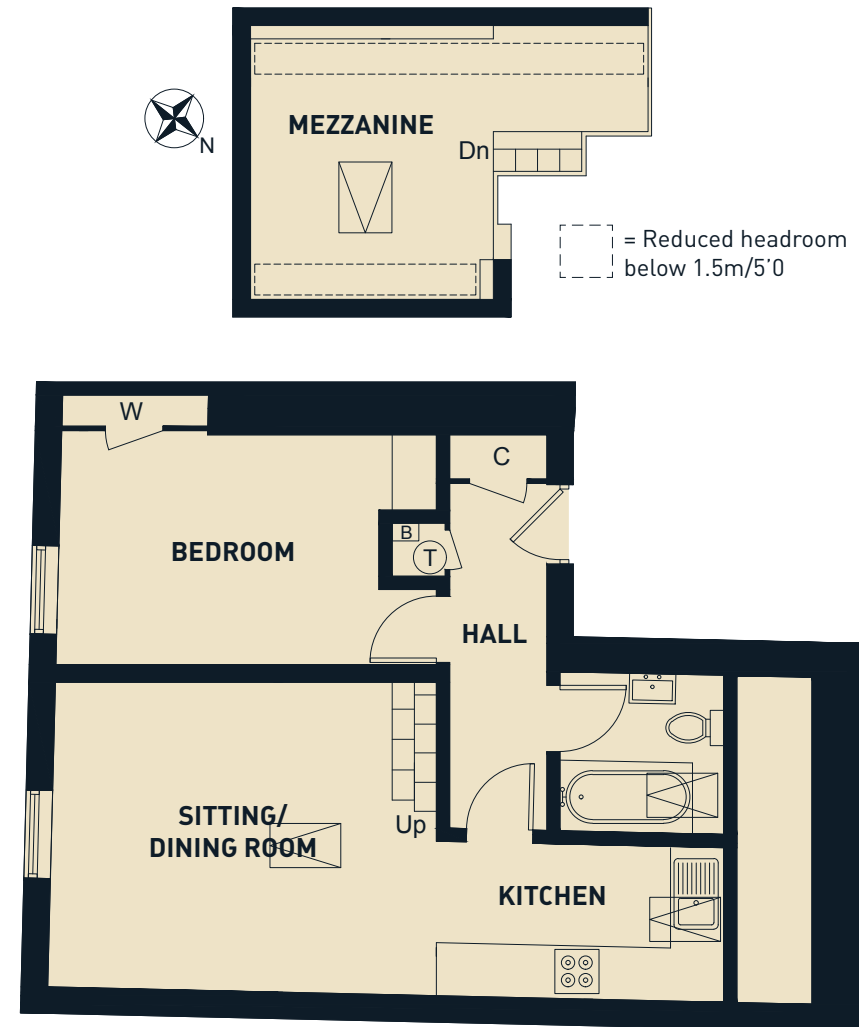
Sitting/Dining Room/Kitchen	7.03m x 3.28m	23'1 x 10'9
Bedroom 1	3.91m x 2.61m	12'10 x 8'7
Bedroom 2	2.83m x 1.78m	9'3 x 5'10
Approximate Gross	54sqm	581sqft
Internal Area		





Tudor Yard APARTMENT 4

- Top floor one bedroom apartment with study area.
- Communal entrance with stairs rising to first floor. Single glazed wooden window overlooking communal garden area. Communal area has a smoke ventilation system on both floors. The original Elmwood staircase leads to second floor with a single glazed wooden window. Cupboard with original door into the eaves.
- Kitchen | Living/dining area | Study | Bedroom | Bathroom.
- Entrance hallway: Airing cupboard housing hot water tank. Original stock room door to storage cupboard also housing fuse box. Exposed beams. Radiator. Telephone intercom system. Doors to all accommodation.
- Kitchen: Range of integrated handle base and eye level units. White Granite top. Marble tile splashback. Built-in sink unit, fridge, washer/dryer and oven with four ring electric hob, extractor hood above. Exposed beams. Velux window. Limed oak flooring.
- Living/dining area: Limed oak flooring. Restored single glazed sash window with secondary glazed unit. Two cast iron effect radiators. Vaulted ceiling with Velux. Oak covered open stairwell leading to mezzanine office space with Velux window. Limed oak flooring.
- Bedroom: Good size double bedroom with built-in vanity area. Radiator. Original exposed A frame beams, approximately 500 years old. Single glazed sash window with secondary glazed unit. Original stock room door to built-in wardrobe.
- Bathroom: Three piece white suite comprising of low level WC, wash handbasin with built-in storage cupboard underneath and panelled bath with rainfall shower over and separate shower attachment. Exposed beams. Heated towel rail. Porcelain tiled flooring and walls.



DIMENSIONS

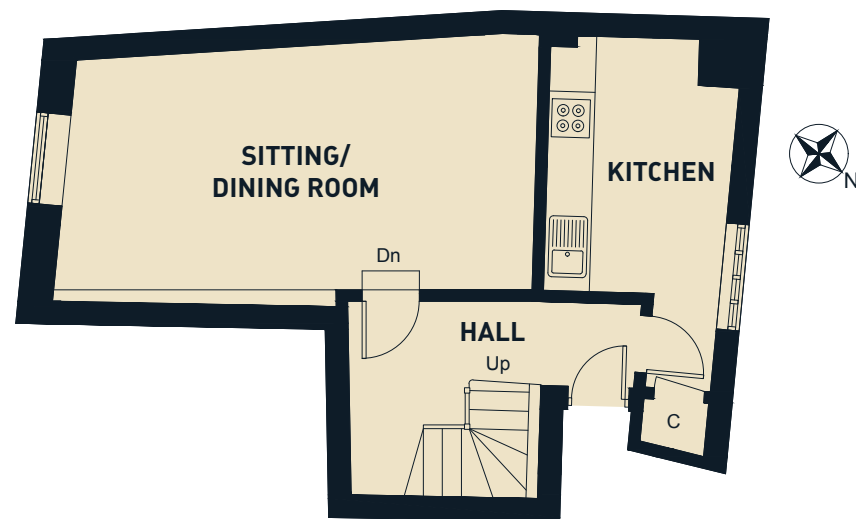
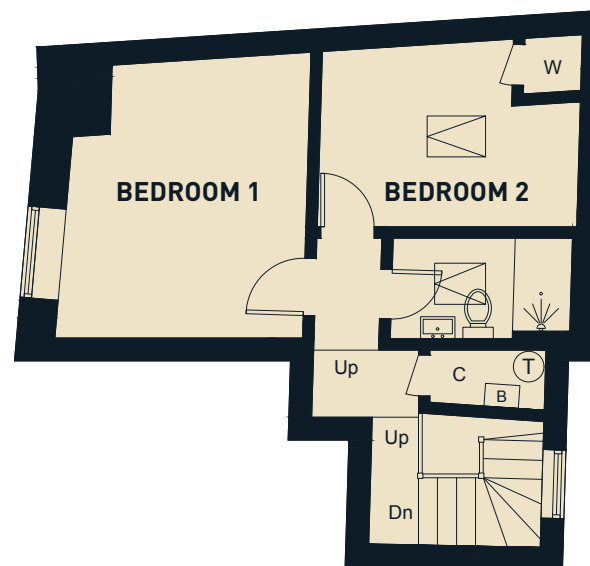
Sitting/Dining Room	4.38m x 3.46m	14'4 x 11'4
Kitchen	3.23m x 1.74m	10'7 x 5'9
Bedroom	4.29m x 2.65m	14'1 x 8'8
Approximate Gross	43.4sqm	467sqft
Internal Area		
Mezzanine	4.50m x 2.96m	14'9 x 9'9
Total	54.5sqm	586sqft



Tudor Yard **APARTMENT 5**

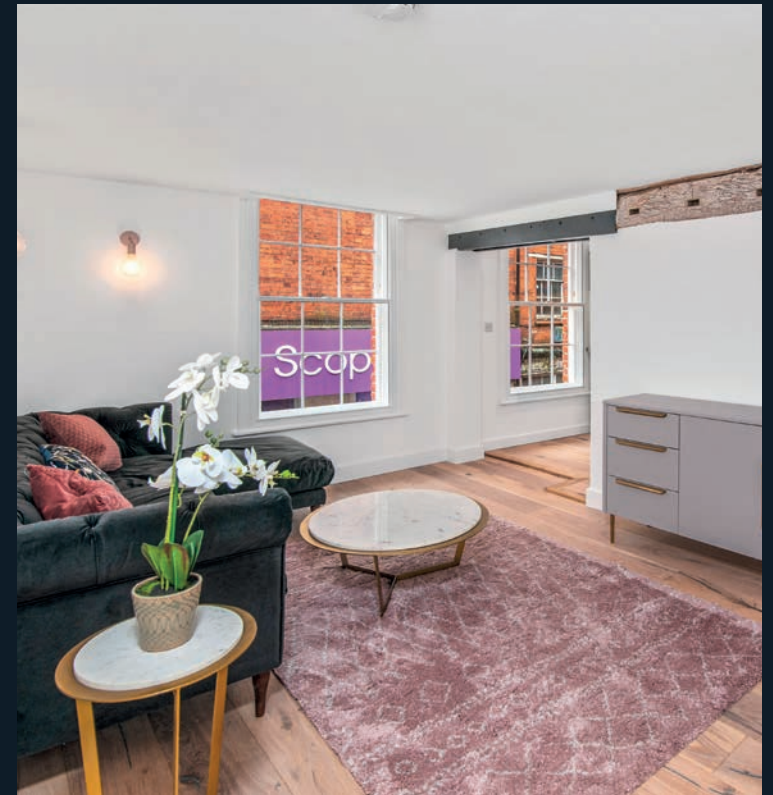
- First floor two bedroom duplex apartment.
- Living/dining room | Kitchen/breakfast room | Study area | Two double bedrooms | Shower room.
- Entrance hallway: Accessed via solid hardwood door. Limed oak flooring. Elmwood staircase with Jacobean splat balustrade with modern glass panels, the staircase is original and approximately 500 years old. Study area with radiator. Telephone intercom system. Exposed beams.
- Kitchen/breakfast room: Original 500 year old window with secondary glazed unit. Limed oak flooring. Range of integrated handle base and eye level units. Bonded Fenix worktop. Tiled marble splashback. Built-in appliances including sink unit with Swan neck tap, oven, four ring electric hob, extractor, washer/dryer and fridge. Vaulted ceiling with exposed beams. Good size storage cupboard also housing electric fuse box.
- Living/dining room: Limed oak flooring. Large restored single glazed sash window with secondary glazed unit. Radiator. Exposed beams. Georgian Apothecary cabinet with multiple drawers and storage shelves ideal for TV set up.
- Landing: Original Elmwood flooring. Restored single glazed sash window with secondary glazed unit. Airing cupboard housing hot water tank. Exposed beams including part of the A frame from the original building.
- Bedroom one: Double bedroom with exposed beams. Radiator. Restored sash single glazed window with secondary glazed unit.
- Bedroom two: Double bedroom with Velux window. Radiator. Good size storage cupboard.
- Shower room: White suite comprising of low level WC, wash handbasin with built-in storage drawer underneath and double shower cubicle with Bar shower. Heated towel rail. Porcelain tiled floor and splashback areas. Exposed beams. Velux window.





DIMENSIONS

Sitting/Dining Room	6.24m x 3.12m	20'6 x 10'3
Kitchen	3.33m x 2.51m	10'11 x 8'3
Bedroom 1	3.73m x 3.23m	12'3 x 10'7
Bedroom 2	3.38m x 2.30m	11'1 x 7'7
Approximate Gross Internal Area	73sqm	786sqft





Tudor Yard APARTMENT 6

- First floor two bedroom apartment.
- Living/dining room | Kitchen/breakfast room | Two double bedrooms | Bathroom.
- Entrance hallway: Accessed via solid hardwood door. Limed oak flooring. Radiator. Exposed beams and stonework. Storage cupboard also housing fuse box. Wall mounted framed Poetry believed to date back to 1742 found during the restoration of the building.
- Living room: Limed oak flooring. Radiator. Airing cupboard housing hot water tank. Restored single glazed sash window with secondary glazed unit.
- Kitchen/breakfast room: Exposed steel joist and beams. Breakfast bar with corner pillar from the original building as a support to an Elmwood top. Integrated handle base and eye level units. Solid Oak worktop. Built-in appliances including sink unit with Swan neck tap, oven, electric hob, extractor, washer/dryer and fridge. Marble tile splashback. Single glaze restored sash window with secondary glazed unit.
- Bedroom one: Large double bedroom. Radiator. Original Limewood window which dates back approximately 500 years with leaded lights and some obscured glass panels. Secondary glazed unit. Built-in wardrobe.
- Bedroom two: Accessed via medieval style door. Good size double bedroom with two original Limewood windows to side aspect with leaded lights and secondary glazed units. Original Limewood window overlooking the market place, some coloured obscured panels with secondary glazed unit. Exposed Limewood panels. Radiator. Built-in storage cupboard.
- Bathroom: Four piece white suite comprising of low level WC, his and hers sinks with built-in storage cupboard underneath, free standing bath with Swan neck tap and shower attachment and double shower cubicle with rainfall shower, separate shower attachment. Heated towel rail. Porcelain tiled walls and flooring. Original Limewood window overlooking the market place with clear and obscured panels and leaded lights with secondary glazed unit.



DIMENSIONS

Sitting/Dining Room	4.91m x 3.27m	16'1 x 10'9
Kitchen	3.44m x 1.97m	11'3 x 6'6
Bedroom 1	4.16m x 4.05m	13'8 x 13'3
Bedroom 2	5.27m x 2.71m	17'3 x 8'11
Approximate Gross	73.3sqm	789sqft
Internal Area		



Tudor Yard APARTMENT 7

- Two bedroom first floor duplex apartment.
- Large living/dining/kitchen space | Two double bedrooms | Shower room.
- Access via solid hardwood door. Original Limewood flooring. Airing cupboard housing hot water tank accessed via original ironmongers stock door. Stairs leading to first floor and accommodation.
- First floor landing: Vaulted ceiling with Velux window. Radiator. Framed Poetry discovered in the building believed to date back to 1742. Exposed beams. Mezzanine Storage area.
- Open living/dining/kitchen: Small cupboard housing electric fuse box. Cast iron style radiator. Built-in storage compartment. Velux window. Telephone intercom system. Living area has cast iron style radiator. Velux window. Large Vaulted ceiling with original A frame beams. Unique storage area with original Limewood window with leaded lights and clear single glazed panels with separate secondary glazed unit overlooking the market place.
- Kitchen area: Limed oak flooring. A range of integrated handle base units with built-in appliances including sink, oven, four ring electric hob, extractor hood, washer/dryer and fridge. Original leaded light Limewood windows and secondary glazed units. Vaulted ceiling giving a extremely spacious feeling to this impressive room.
- Bedroom one: Good size double bedroom with restored single glazed sash window with secondary glazed unit. Exposed beams. Radiator.
- Bedroom two: Double bedroom with restored single glazed sash window with secondary glazed unit. Radiator. Exposed beams. Built-in wardrobe.
- Shower room: Three piece white suite comprising of low level WC, wash handbasin with built-in storage underneath and double shower cubicle with black frame shower screen, rainfall shower and separate shower attachment over. Heated towel rail. Vanity mirror with built-in lights. Porcelain tiled floor and splashbacks. Extractor fan.





DIMENSIONS

Sitting/Dining Room	5.58m x 3.58m	18'4 x 11'9
Kitchen	4.43m x 2.67m	14'6 x 8'9
Bedroom 1	2.92m x 2.88m	9'7 x 9'5
Bedroom 2	3.77m x 2.40m	12'4 x 7'10
Approximate Gross	80.4sqm	865sqft
Internal Area		



Tudor Yard

GUARANTEES & LEASEHOLDS

The apartments will be sold with a benefit of a 6 year Professional Consultants Certificate.

Leasehold length – 125 years.

Ground Rent – £250 per annum.

Service charge – estimated at £1,000 per annum, but may be subject to change.
This will include maintenance, insurance, electricity for communal areas and a sinking fund for any future works required.

Further information available on request.





Tudor Yard **LOCAL AREA**

Banbury is a charming Oxfordshire market town and gateway to the Cotswolds, surrounded by the beautiful Cherwell Valley. The symbol of the sun has been associated with the town since the 1500s and features throughout its architecture and on the Banbury Coat of Arms giving its name of The Sunshine Town. The majestic bronze statue proudly standing at the Banbury Cross depicts a Fine Lady Upon a White Horse that appears in the famous nursery rhyme Ride a cock horse to Banbury Cross.

The beautiful waterways of the Oxford Canal and River Cherwell running through the centre of Spiceball Country Park provide a tranquil setting for the wealth of culture and experiences that can be found in Banbury. The medieval Corn Exchange marks the entrance to the Castle Quay Shopping Centre. Lock 29's cool industrial vibe and waterfront location echoes Banbury's past while also offering a diverse and inviting array of artisan food and drink locations. Local markets are held in the town every week on Thursdays and Saturdays in the Market Place, as well as a farmers' market on the first Friday of every month.





A Premier Location

SUPER LINKS, LOCALLY AND FURTHER AFIELD



By Train
**TUDOR
YARD***

15mins
BICESTER

18mins
OXFORD

18mins
**LEAMINGTON
SPA**

44mins
READING

52mins
**BIRMINGHAM
NEW STREET**

52mins
MARYLEBONE



By Car
**TUDOR
YARD***

25mins
**BICESTER
VILLAGE**

25mins
**SOHO
FARMHOUSE**

36mins
**OXFORD CITY
CENTRE**

1hr45mins
**CENTRAL
LONDON**

***Please note:** Train times stated are departing from Banbury railway station. All travel times stated are approximate, calculated using Google Maps and Trainline.com. Map shown is for illustrative purposes only and not to scale.

Schools & Nurseries

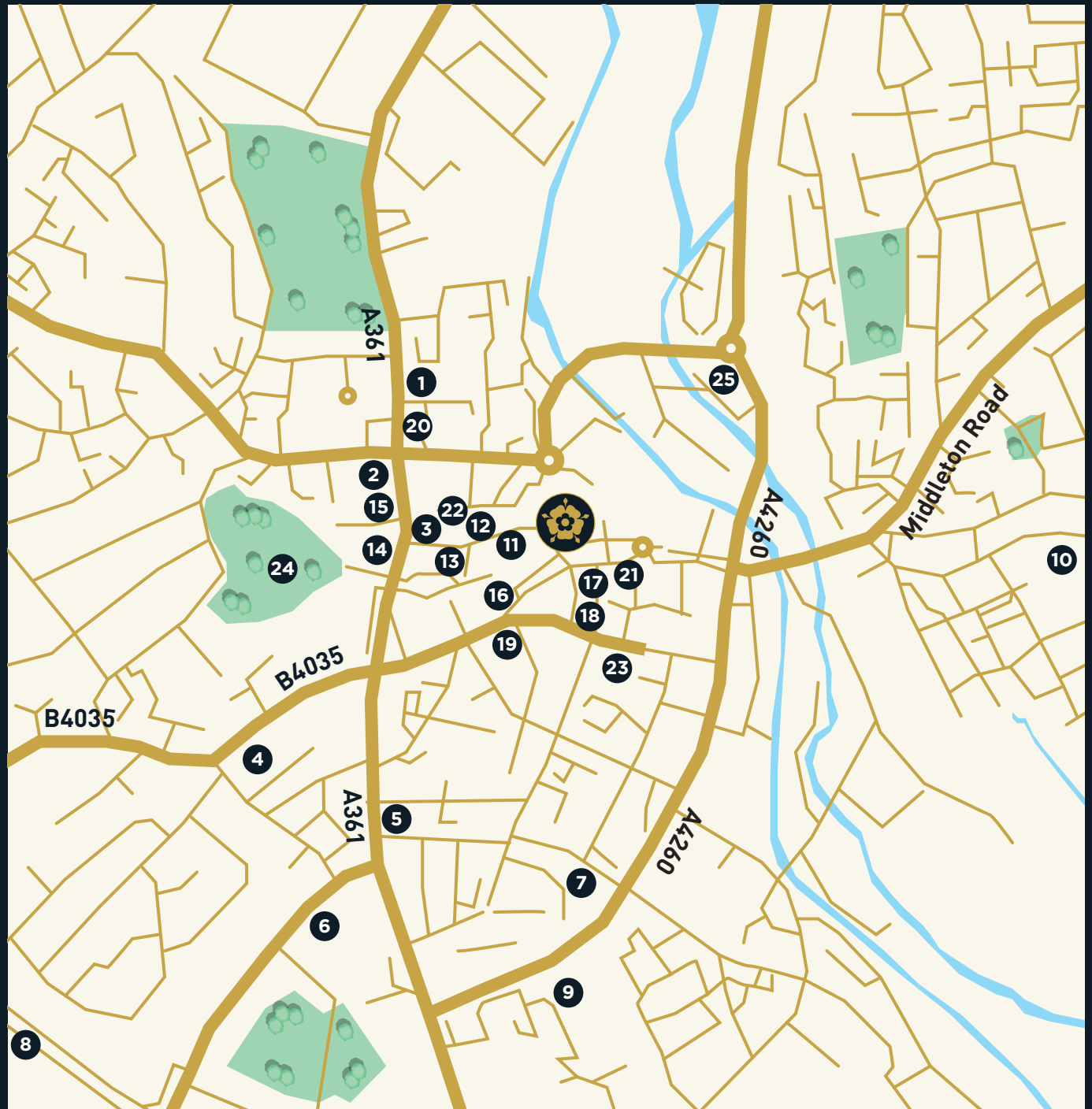
- 1 St Mary's Church of England School
- 2 Banbury Primary School
- 3 Smart Tots Day Nursery and Pre-School
- 4 Meadow Brook College
- 5 St John's Priory School
- 6 Harriers Banbury Academy
- 7 The Close Day Nursery School
- 8 Queensway Primary School
- 9 Horton Day Nursery
- 10 Dashwood Banbury Academy

Pubs, bars & restaurants

- 11 Zushi Japanese restaurant
- 12 Siam House Thai restaurant
- 13 Jool Indian restaurant
- 14 La Foglia Italian restaurant
- 15 3 Flavours restaurant and wine bar
- 16 Cafe Veneto restaurant
- 17 Souvlaki Land Greek restaurant
- 18 Senoreata Mexican restaurant
- 19 Pinto Lounge restaurant
- 20 The Three Pigeons Inn

Fitness & recreational

- 21 The Exercise Lounge
- 22 Spit'n'Sawdust Boxing & Fitness Gym
- 23 Gymphobics Banbury
- 24 People's Park
- 25 Spiceball Leisure Centre



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BROCHURE

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