



Warmington

£1,500 Per Month - Available Now





*Overlooking the village pond in Warmington this 4 bedroom cottage is an ideal home for a small family or for two professionals seeking a base away from Banbury town yet a short drive to the M40. SKYPE & FACETIME VIEWINGS AVAILABLE- SHORT LET AVAILABLE*  
4 Bedrooms | 2 Bathrooms | Living Room | Kitchen/breakfast room | Garden.

### Description

With three double bedrooms and single bedroom/study this character cottage also has two bathrooms. Downstairs there is a living room leading off from the hallway and also linking with a kitchen/breakfast room with a Rayburn cooker. Also included are the dining table and 6 chairs if required. There is a useful storage area between the two rooms, currently making a 'laundry area'. Outside is a garden and the parking is on the road. Managed by Hamptons.

### Situation

Warmington is an attractive conservation village between Banbury and Warwick. The village has a public house and a prominent Church. There are good shopping facilities at the nearby centres of Banbury and Warwick. Communications to the

area include the M40 motorway nearby and a regular train service to London and Birmingham.

### Furnishing

Unfurnished



### Hamptons Banbury Lettings

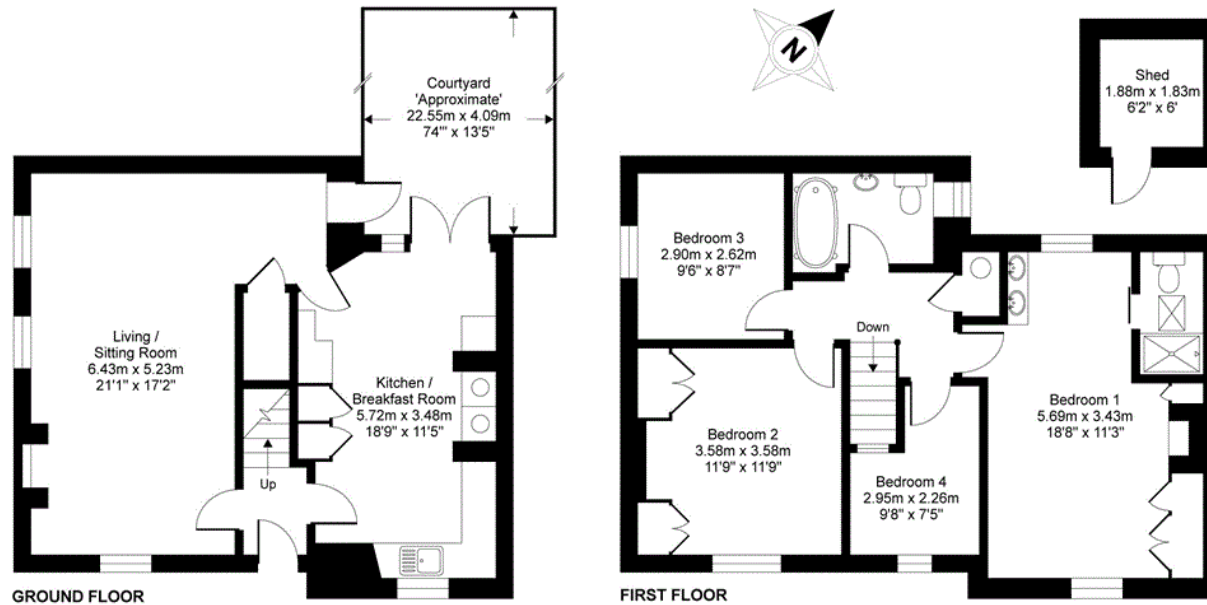
44 Market Place

Banbury OX16 5NW

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## Floorplan

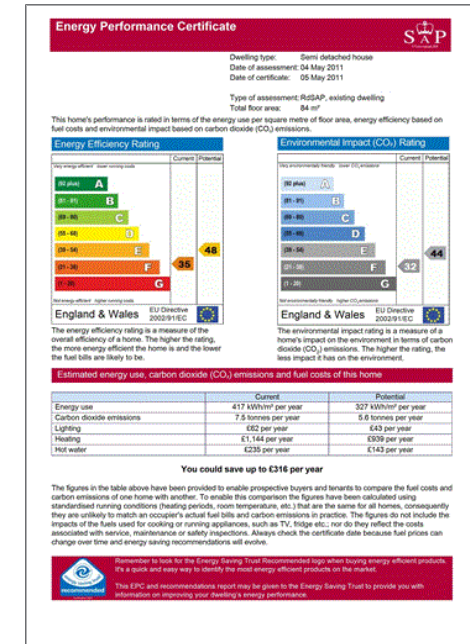


APPROX. GROSS INTERNAL FLOOR AREA 1209 SQ FT 112.3 SQ METRES (EXCLUDES SHED)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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