



Wardington, Banbury
Oxfordshire, OX17



Beyond your expectations

A charming character 3 bedroom stone cottage

Hamptons International

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3 Bedrooms | Dressing Room To Master | Entrance Porch | Open Plan Sitting & Dining Room With
Fireplace & Stove | Kitchen & Breakfast Room | Good Size Utility/Boot Room | Study Area |
Cloakroom | Family Bathroom | Good Size Well Stocked Rear Garden | Driveway Parking

Guide Price £495,000 Freehold

Description

Situated within a lovely tucked away spot in this popular village, a beautiful character stone semi detached cottage with countryside views. The accommodation comprises an entrance porch which gives access to a lovely open plan sitting and dining room with exposed ceiling beams, flagstone floor and Inglenook fireplace with a wood burning stove. Doors give access to a larger than average utility/boot room (formerly the kitchen), a cloakroom and a separate study area. The kitchen and breakfast room has a range of units with integral dishwasher and an Aga (available by separate negotiation). To the first floor the master bedroom is split level and benefits from a dressing area. The second bedroom offers countryside views and there is a family bathroom. To the second floor there is a further double bedroom, again with countryside views.

Outside

The front garden is laid to lawn with a pathway to the property with lavender to either side and driveway parking to the side. The property's rear garden has been designed by the current owners to encompass a range of colours and interest throughout the seasons. The garden is predominately lawned with deep filled cottage style borders that include an array of perennial flowers that include "David Austin" roses, clematis, hostas, acers, tulips, hellebores, peonys and geraniums. There are two established cooking apple trees and a vegetable plot to the rear of the garden that include strawberries, raspberries and blackcurrants. There is a "Robinsons"

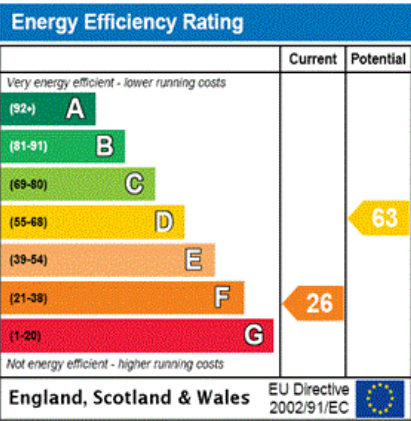
greenhouse and a sizeable shed with light and power.

Location

Wardington is situated to the north of Banbury on the A361 on the Oxfordshire/Northamptonshire border. The village comprises a mix of period homes and a limited number of more modern dwellings together with a fine parish church and two public houses. Primary schooling is available in the nearby villages of Chacombe and Cropredy and secondary schooling is at Chenderit School in Middleton Cheney. The market town of Banbury offers a range of facilities with a local mobile butcher that calls to the village on a Wednesday and a Saturday. Banbury's mainline railway station gives access to London Marylebone in under an hour as well as the M40 Motorway with access at Jct 11.

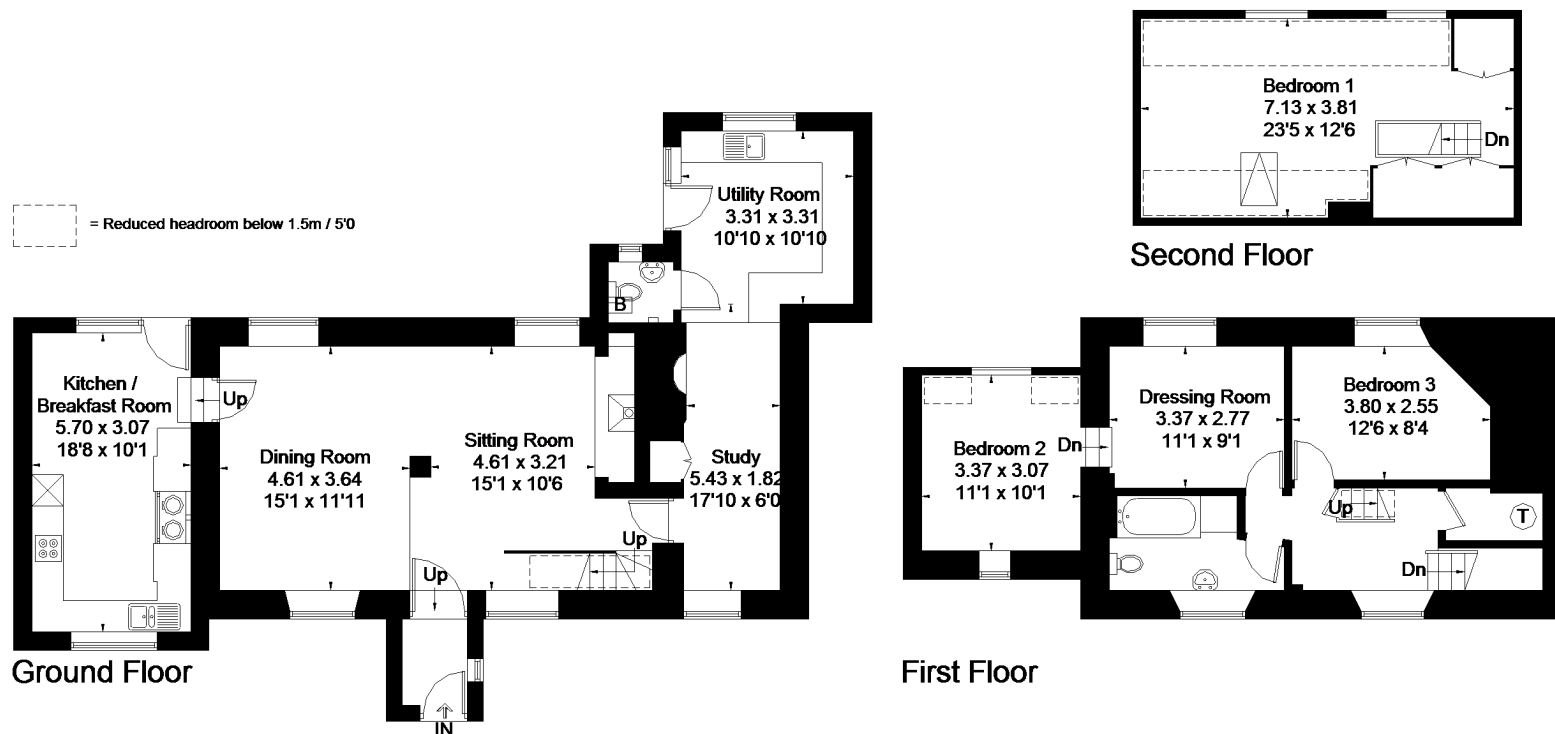
Additional Information

The property has LPG central heating and a log burning stove within the sitting room. There is lapsed planning dating from 2008 for a 2 storey extension to create an additional reception room, cloakroom, master bedroom and an ensuite. Flying freehold, with the neighbouring property flying over this property on the utility room and study area.



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Approximate Gross Internal Area = 162.1 sq m / 1745 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

