



Corner Cottage, Mills Lane
Wroxton



ROUND & JACKSON
ESTATE AGENTS



Corner Cottage, Mills Lane

Wroxton, Banbury, Oxon, OX15 6PY

£415,000

An attractive period cottage with a large rear garden in a courtyard setting located in this picturesque village between Banbury and Stratford upon Avon.

Banbury 3 miles, Stratford upon Avon 15 miles, Oxford 26 miles, M40 (jct 11) 3 miles, Banbury to London Marylebone by rail approx. 55 mins, Banbury to Birmingham by rail approx. 50 mins, Banbury to Oxford by rail approx. 17 mins. Easy access to Heathrow and Birmingham airports.

The Property

Corner Cottage, Wroxton is charming period cottage within a pretty courtyard setting in this picturesque and highly sought after village. The property has spacious and well planned accommodation and many period features which include a large stone fireplace, exposed beams and a vaulted kitchen ceiling. There is a forecourt with parking for two vehicles to the front whilst to the rear there is a private courtyard/patio and a large mature garden with pleasant outlooks. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main entrance door to the front, doors to the sitting room, cloakroom and kitchen.

Cloakroom

Low level WC, wash hand basin.

Living/Dining Room

A very spacious room with a large stone fireplace with wood burning stove, exposed beams and stonework, double doors onto the garden and stairs to the first floor.

Kitchen

An interesting room with a high vaulted ceiling, fitted base cabinets and drawers with work surfaces over, a ceramic sink and draining board, space and plumbing for a washing machine and dishwasher, floor standing boiler installed in 2019. There is also a window looking out over the courtyard and an archway to the utility room.

Utility Room

A useful room which could be used as a small study with a window and stable door to the front.

First Floor Landing

Airing cupboard and doors to all first floor accommodation.

Bedroom One

A very large double bedroom with a built in double wardrobe and windows to the front, side and rear. It would probably be possible to split this room into two good sized bedrooms.

Bedroom Two

A large double bedroom with a built in wardrobe and a window to the rear.

Bathroom

Fitted with a white suite comprising a panelled bath, a wash hand basin and WC.

Outside

The property is approached over a shared gravelled driveway and forecourt. At the front of the property there is a forecourt which provides parking for two vehicles. Attached to the gable end of the cottage is an archway through which there is a shared driveway with pedestrian and vehicular access leading to the rear garden. To the rear of the property there is a large mature garden which backs onto a large paddock. There is a private walled courtyard/patio adjoining the property and beyond this is the larger raised garden area which is laid to lawn with established trees and planting beds has pleasant outlooks. It would be possible to create further parking here if required.

Directions

From Banbury proceed in a north westerly direction towards Stratford upon Avon (A422). After approximately three miles Wroxton will be reached. Having negotiated the sharp right hand bend by The Wroxton House Hotel continue until The White Horse Inn is seen on the left. Turn immediately left into Mills Lane where the gated entrance to the courtyard is the first drive on the left. Corner Cottage will be seen in front of you to the left where car parking is available in front of the property.

Situation

Wroxton is a charming North Oxfordshire village situated about 3 miles North West of Banbury and it comprises a number of most attractive period cottages and houses. Local amenities include a highly acclaimed primary school, with the option also of nearby primary schools in Shenington and North Newington. There the well renowned Wroxton House Hotel and restaurant and churches of differing denominations. The village benefits from pedestrian access to the grounds of Wroxton Abbey. More extensive facilities can be found in the market towns of Banbury and Chipping Norton. Further afield in Oxford and Stratford-upon-Avon there are excellent recreational, cultural and leisure facilities. Excellent communication links with the M40 (J11) only 3 miles away giving access to Oxford (A34) and London to the South and Birmingham (M42) to the North. There are mainline train services from Banbury to London (Marylebone) from 55 minutes and Banbury to Oxford in 17 minutes. Excellent local schooling facilities with secondary education provided by Warriner School (Bloxham). For private education Tudor Hall (girls), Bloxham (co-ed), Kings High (girls), Warwick (boys) and Stratford Grammar. Preparatory schools in the area include St John's Priory, Carrdus (Overthorpe), Winchester House (Brackley) and Beachborough (Westbury). Leisure activities in the area include golf at Tadmarton, theatres at Stratford upon Avon and Oxford, motor racing at Silverstone and horse racing at Warwick and Stratford upon Avon.

Services

Services Mains water, electricity and drainage are connected. Oil fired central heating.

Local Authority

Cherwell District Council. Tax band C.

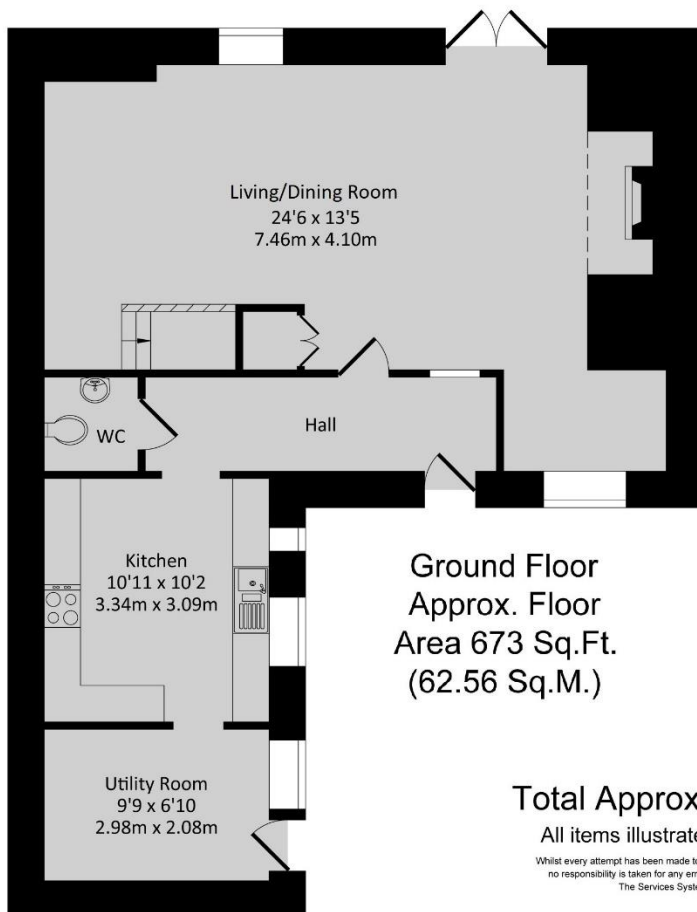
Viewing Arrangements

By appointment with Round & Jackson.

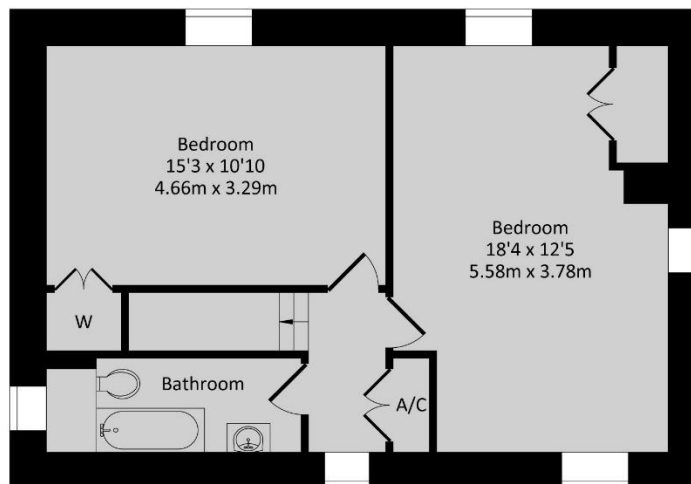
Tenure

A freehold property.





Ground Floor
Approx. Floor
Area 673 Sq.Ft.
(62.56 Sq.M.)

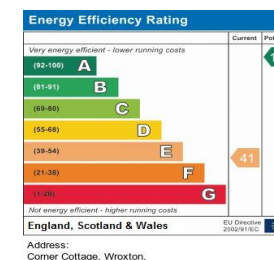


First Floor
Approx. Floor
Area 477 Sq.Ft.
(44.27 Sq.M.)

Total Approx. Floor Area 1150 Sq.Ft. (106.83 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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