



The Poplars, Upper Wardington  
Banbury, OX17 1SP



ROUND & JACKSON  
ESTATE AGENTS









**An individual detached cottage with a beautiful mature garden and far reaching countryside views located in a tucked away position within this sought after and pretty village.**

#### The property

The Poplars, Upper Wardington is an individual detached cottage which is located in a tucked away position on the edge of this sought after and pretty village. The property has a large and beautifully landscaped garden with far reaching views of the surrounding countryside and there is good potential to extend and modernise. On the ground floor there is an entrance hallway, a sitting room with outlooks over the garden, a dining room, a study and a kitchen/breakfast room. On the first floor there is a large landing, three double bedrooms with plenty of eaves storage and a family bathroom. The property sides onto an attractive communal green and there is a shared track to the front which gives access to the single garage and a small hardstanding where it is possible to park a vehicle. There is further space at the front where parking is available. There is a large mature garden to the rear which is laid to lawn with well stocked flower and plant borders and a variety of trees. Within the garden there is a shed and a greenhouse and there is a utility/outhouse which is accessed from the rear. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Hallway

Main entrance door to the front, stairs to the first floor and doors to the sitting room, study and dining room.

#### Sitting Room

A spacious dual aspect room, with a central fireplace, a window to the front and a window to the side with outlooks over the garden.

#### Study

A useful study or ground floor bedroom with a window to the front and a fitted wardrobe.

#### Dining Room

A spacious reception room with a window to the side overlooking the green and a door to the kitchen.

#### Kitchen

Fitted with a range of wall mounted cabinets and base units and drawers with work surfaces over. There is an inset sink, space for a cooker, washing machine, fridge and a table and chairs. Window to the rear, door to the side.

#### First Floor Landing

A large Central landing with a useful storage cupboard and doors to all first floor accommodation.



#### Bedroom One

A double room with a window to the side.

#### Bedroom Two

A double room with a window overlooking the garden and a fitted wardrobe.

#### Bedroom Three

A double room with a window to the rear and access to eaves storage.

#### Family Bathroom

Fitted with a white suite comprising a panelled bath, a wash hand basin and W.C. Window to the front.

#### Outside

The property sides onto an attractive communal green and there is a shared track to the front which gives access to the single garage and a small hardstanding where it is possible to park a vehicle. There is further space at the front where parking is available. There is a large mature garden to the rear which is laid to lawn with well stocked flower and plant borders and a variety of trees. Within the garden there is a shed and a greenhouse and there is a utility/outhouse which is beneath the property and is accessed from the rear.





#### Situation

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. Primary schooling is available in the nearby villages of Chacombe and Cropredy, and secondary schooling is at the Chenderit School in Middleton Cheney. The market town of Banbury offers a range of facilities including the Gateway Shopping Area with a mainline railway station to London Marylebone in under an hour and the M40 Motorway, Jct 11.

#### Directions

From Banbury Cross head north towards Southam and upon reaching the Tesco's roundabout take the third exit right towards the M40. Continue straight ahead at the next two roundabouts and on reaching the M40 roundabout take the second exit onto the A361 and continue for approximately 1.5 miles passing the left hand turn for Cropredy. Take the next right hand turn which is signposted for Upper Wardington and continue into the village. Take the second left turn down the small sloped hill where the house is situated on the left, just left of the green



#### Services

All mains services connected with the exception of gas. Oil fired central heating.

#### Local Authority

Cherwell District Council. Tax band C.

#### Viewing Arrangements

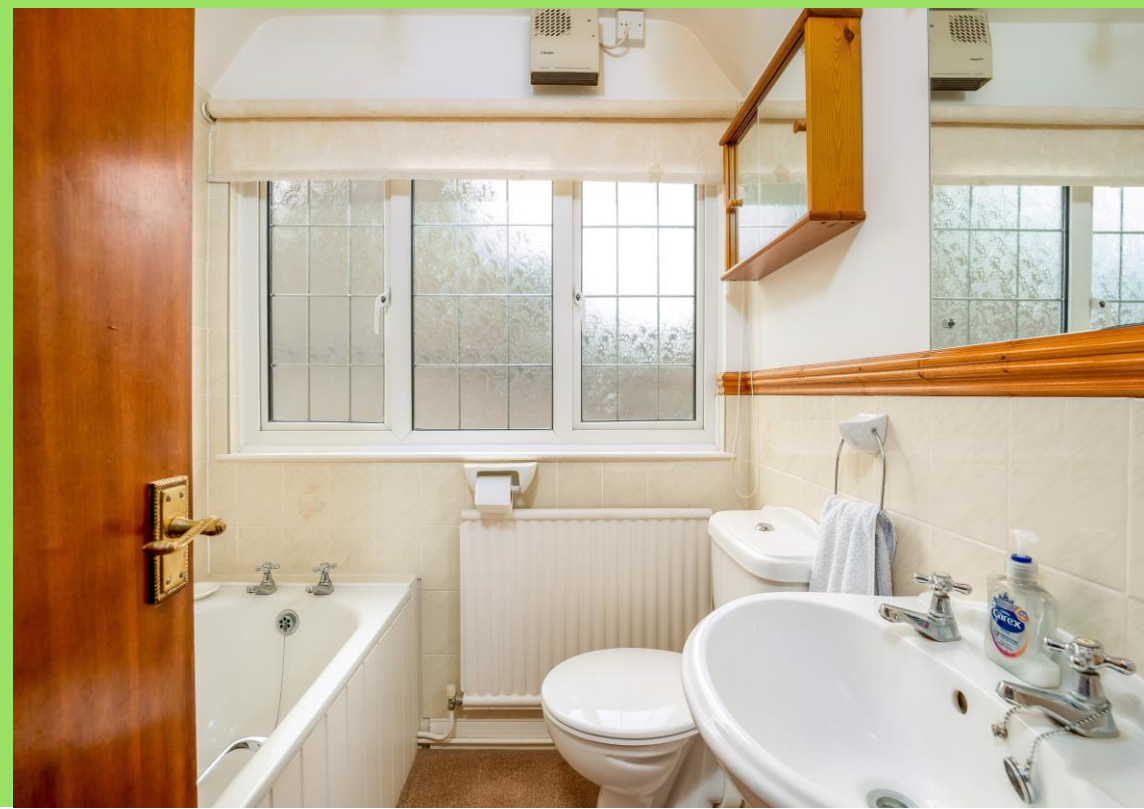
Strictly by prior arrangement with Round & Jackson.

#### Tenure

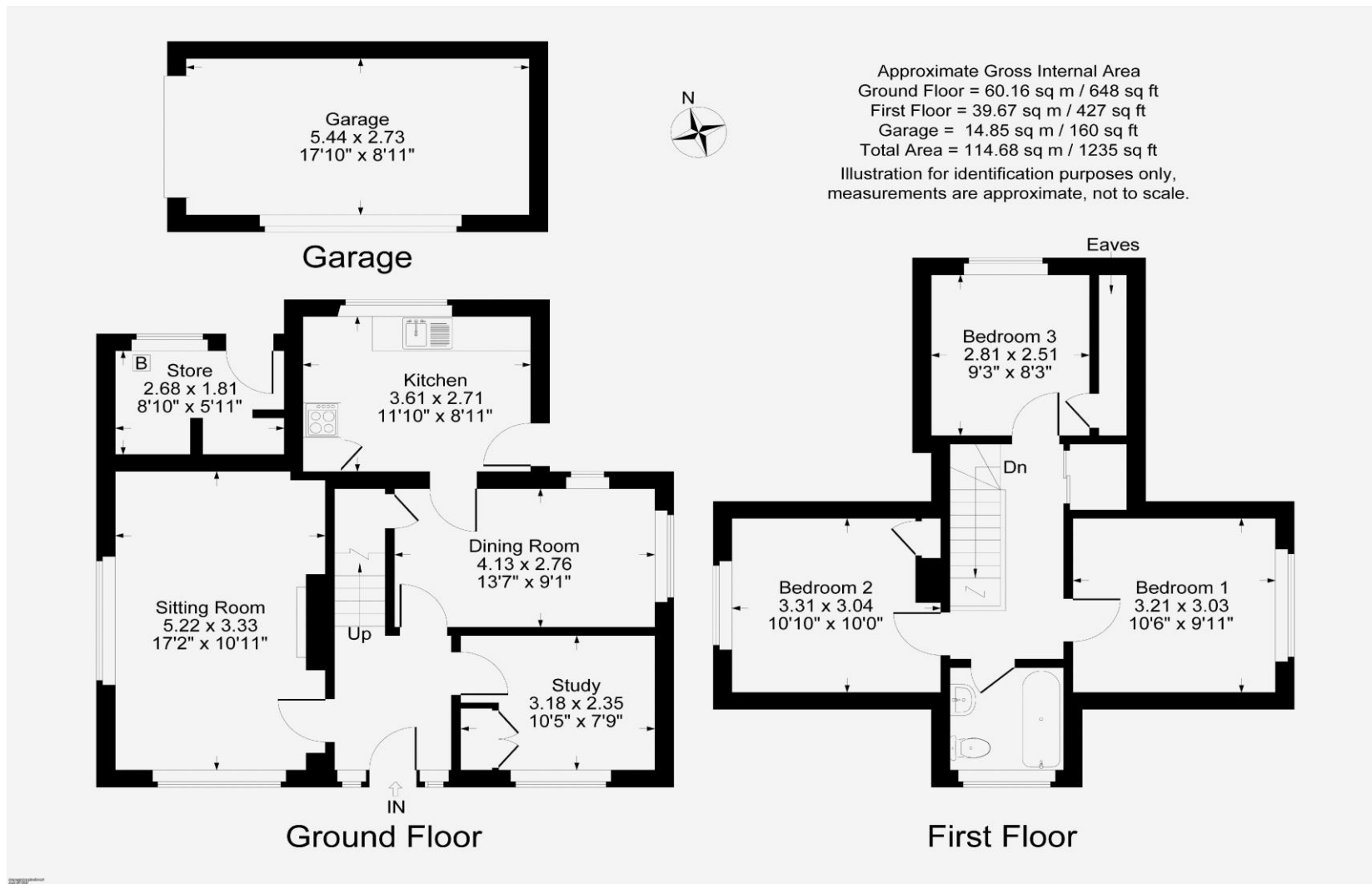
A freehold property.

Asking Price £550,000









**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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