



Church Cottage, Wardington



ROUND & JACKSON  
ESTATE AGENTS



## Church Cottage, Wardington OX17 1RU

£585,000

A character, stone built, five bedroom family home with several outbuildings which have planning consent to convert them into a wonderful family space which is located in an charming position close to St Mary Magdalene Church in the popular village of Wardington near Banbury.

### The property

Church Cottage, Wardington is a characterful and quite substantial, five bedroom stone built property with accommodation arranged over three floors and is located in a charming position close to St Mary Magdalene Church. There are several outbuildings to the rear which have planning consent to convert them into a large, open plan family space. There is good off road parking to the rear and countryside views to the rear. The living accommodation is arranged over three floors and is well laid out. On the ground floor there is a large sitting room, kitchen diner and W.C. On the first floor there are three bedrooms and a family bathroom and on the second floor there are two further bedrooms. Outside to the rear there is a courtyard garden, off road parking for many vehicles and three good sized outbuildings. We have prepared a floor plan to show the room sizes and layout, some of the main features include;

### Entrance Hallway

Stairs rising to the first floor, doors leading to all ground floor accommodation, under stairs storage cupboard and door with window leading into the rear garden.

### W.C

Fitted with a white suite comprising toilet and hand basin with window to the rear aspect and tiled flooring.

### Sitting Room

A large sitting room with two windows to the front aspect and a further window to the rear. Working fire with stone surround and exposed beams.

### Kitchen

Fitted shaker style, grey fronted sink unit with ceramic sink and wooden worktop with drainer. Dual aspect windows to the front and rear with window seat. Space for a dishwasher and free standing range cooker, space for a table and chairs and floor standing oil fired boiler for the central heating system. Useful storage cupboard with space and plumbing for a washing machine with shelving above. Wood effect flooring throughout the kitchen with exposed beams.

### First Floor Landing

A spacious landing with windows to the front and rear aspects and doors leading to all first floor rooms with stairs rising to the second floor. Built-in book case.

### Bedroom One

A large double room with window to the front aspect and exposed beams.

### Bedroom Two

A double room with window to the front aspect and fitted wardrobes.

### Bedroom Three

A good sized double room with window to the front aspect and fitted wardrobes.

### Family Bathroom

A large bathroom which is fitted with a white suite comprising panelled bath, toilet and wash basin with tiled splash backs. Exposed beams and useful storage cupboard housing the hot water tank with shelving. Window to the rear aspect and original wooden flooring throughout.

### First Floor Staircase

Stairs leading to bedrooms four and five.



#### Bedroom Four

A very large loft room with two windows to the side aspect and exposed beams.

#### Bedroom Five

A very large room with two windows to the side aspect, exposed beams and cold water tank.

#### Outside

Outside to the rear there is a private gravelled and paved courtyard garden with gate leading to a concrete parking area beyond providing parking for many vehicles. There is an oil tank to the rear of the property along with three good sized outbuildings, the first housing a W.C with power and lighting and exposed beams. The second is the largest with exposed beams, power and lighting with skylights and large access door. The third has a window and door with exposed beams and with power and lighting and fitted skylights. There is planning consent to convert two of these buildings into a large family room and link them to the current kitchen.

#### Agents Note

There is shared access to the road at the side of the property. This is used by three properties and the maintenance cost is split between the three.

#### Directions

From junction 11 of the M40 motorway take the A361 Daventry Road and continue for around 2 miles. On reaching the village of Wardington take the first road on the right where Church Cottage will be found on your left hand side after around 100 yards.

#### Situation

The village of Wardington is well placed for access to the M40 motorway and the village has a recently refurbished Public House with more extensive shopping and commercial facilities available in Banbury. Banbury and the neighbouring village of Middleton Cheney are well placed for state and private schools. Communication links are excellent with a mainline station in Banbury with regular trains to London Marylebone in about 55 minutes and Birmingham New Street in 40 minutes, respectively.

#### Services

All mains services connected with the exception of gas. The oil fired boiler is located in the kitchen.

#### Local Authority

Cherwell District Council. Tax band E.

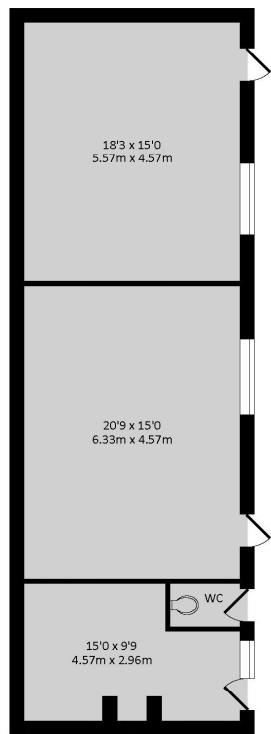
#### Viewings

Strictly by prior arrangement with Round & Jackson.

#### Tenure

A freehold property





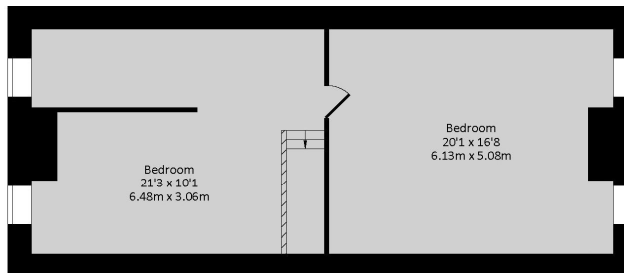
**Total Approx. Floor Area 2626 Sq.Ft. (244.0 Sq.M.)**

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

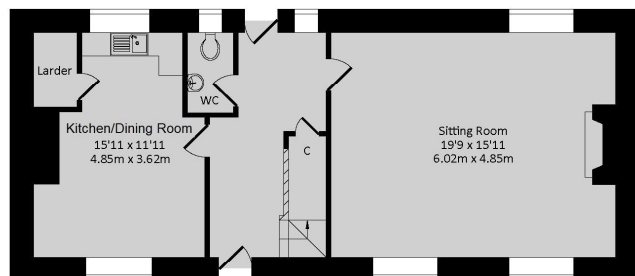
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as 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.



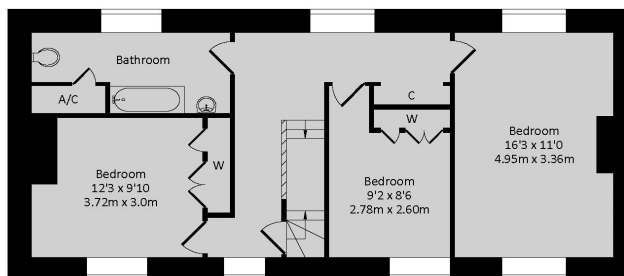
**Outbuilding  
Approx. Floor  
Area 699 Sq.Ft.  
(64.90 Sq.M.)**



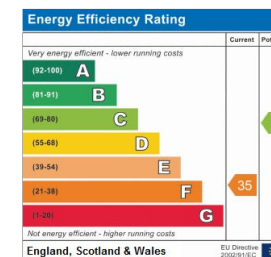
**Second Floor  
Approx. Floor  
Area 643 Sq.Ft.  
(59.70 Sq.M.)**



**Ground Floor  
Approx. Floor  
Area 643 Sq.Ft.  
(59.70 Sq.M.)**



**First Floor  
Approx. Floor  
Area 643 Sq.Ft.  
(59.70 Sq.M.)**



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