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, Wardington, OX17 1SA

Asking Price £325,000







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Summary
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Entrance Hall/Study Area
9'4" x 6'4"
The house is entered at the side through an opaque leaded light door to a rear hall/study area. Tiled floor, bespoke hand-made fitted desk, telephone point. Radiator, rear window. Open doorway leads through to the kitchen area and living room.

Living Room
13'2" x 11'3"
The lounge is a really cosy room warmed by a 'Chilli Penguin' Clearview wood-burning stove. Fully tiled floor with under floor heating, exposed stonework and ceiling beams, bread oven (now an ingenious post box). TV and telephone points, bespoke fish tank in between the lounge and kitchen. Under stairs storage cupboard housing the Aztec electric boiler, heating valves, plumbing facilities, RCD consumer unit. Attractive ceiling lights, rear window, front window with a window seat beneath.

Kitchen
7'10" x 7'3"
With space at a premium, the kitchen is little short of a masterpiece! It has a range of cream fronted base and eye-level units with two glazed cabinets. Hotpoint integrated dishwasher, integrated fridge, oak work surfaces, enamel double Butler sink. Whirlpool electric fan-assisted oven, 4-ring electric induction hob, extractor hood above. Recess for a Russell Hobbs mini-freezer, ceiling beams, arched display recess with oak shelving, tiled floor, leaded light front window.

First Floor Landing
Exposed floor boards, radiator, vaulted ceiling with beams, wall light points.

Bedroom 1
13'4" x 10'5"
The main double bedroom is a very sopacious and bright room with a high vaulted ceiling revealing exposed Cruck beams and stonework. Wide Elm boards, original fireplace opening (capped off) radiator, 4-gang track lighting, low-level front and rear windows.

Bedroom 2
9'8" x 7'4"
The second single bedroom also features a vaulted and beamed ceiling, wide Elm floor boards, radiator, 2-gang track lighting, low-level front window.

Bathroom
The bathroom has been totally refitted and offers a wide panelled bath with mixer tap, electric shower unit and screen, pedestal wash-hand basin with unit beneath, low-level WC, exposed floor boards. Quality ceramic tiling, towel rail, shaver point, medicine cabinet. Airing cupboard housing the fully lagged hot water cylinder, extractor fan, eye-level rear window with a pleasant outlook above the gardens.

Frontage & Parking
To the left of the house is a concrete hard standing providing enough room to park two standard vehicles off road. There is attractive stone walling with wide double gates, and a pedestrian side gate closer to the house. There is a large Yew tree planted here with secluded steps leading up to the raised storage/garden area.

Rear & Side Gardens
Directly behind the cottage is a private terrace with stone chippings, with inset stepping stone slabs retained by wooden sleepers. There is a small central lawn area with a bark chippings border, raised fishpond, cold-water tap, stone/sleeper flowerbeds and border. Handmade log store, oak seat, bespoke gym shed, workshop/shed (63sq ft), picnic bench. There is a raised and flattened garden area providing more storage space, with a seat overlooking the garden. There are colourful flower borders, with annuals, and specimen grasses, close boarded fencing encloses most of the garden which is mainly west facing. There is a pedestrian access through the garden for the neighbouring cottage for occasional usage.

Location
Wardington is a predominantly stone village in Oxfordshire, situated approximately four miles North-East of Banbury. The village consists of two parts: Wardington and Upper Wardington. A vibrant local community with regular activities in its Village Hall Amenities in the village include an excellent Garden and Antiques centre. The Hare and Hounds public house is only a short walk away. Wardington is conveniently located for the M40 (J11) which provides access to Birmingham, Oxford and London in addition to the train network providing an easy commute to Marylebone in under an hour with wi-fi connection on board.

Local Authority
Cherwell & District Council (North).
Telephone (01295) 2525235.
Council tax band 'C'.

Services
Mains electricity, drainage, water, electric under floor and radiator central heating, BT.

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on (01295) 239665.

Opening Hours
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm

Directions
From the Banbury Cross head northbound on the A423 Southam Road, and you will see Tesco on your left as you approach the first roundabout. Turn right here and continue over the next roundabout along the dual carriageway heading towards J11 of the M40. Take the second turning left on to the A361 Daventry Road and after around 3 miles you will descend in to the village of Wardington. As you approach the sharp left bend, indicate left and Stonesfield Cottage is the very first property on your left hand side. There is parking available to the front of the house for two vehicles.

Agents Notes
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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