



Stonesfield Cottage
Wardington | Banbury | Oxon | OX17 1SA

STONESFIELD COTTAGE

"We do feel that we have enhanced and cared for this cottage which has been our very first home. It has been a privilege to live here and there is no doubt that the new owners will enjoy all the charm this cottage has to offer."



Welcome
Love
Sean & Carli

GROUND FLOOR

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.

The lounge is a really cosy room warmed by a 'Chilli Penguin' Clearview wood-burning stove. Fully tiled floor with underfloor 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.

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.









Seller Insight

“Wardington is a delightful, traditional, village just a few miles from Banbury; the location of this charming cottage which contains an abundance of historic character. Teamed with a fusion of classic and modern features, together with comfort and luxury, it is presently the home of Sean and Carli who have undertaken much restoration and refurbishment.

“We just fell in love with the village and this beautifully quaint cottage. Built in the 1850s, it contains a wealth of unique features from its past which we have sympathetically incorporated into our refurbishment. We have beams in every room, including striking vaulted bedroom ceilings; wonderful, revealed, Hornton stone, and upstairs the original wooden flooring is spectacular. It is an extremely comfortable, cosy, home with an eclectic mix of traditional and contemporary attributes. One of our special ‘quirky’ features is the original bread oven in our main living area which is now the post box into which our mail is delivered from the outside of the cottage.”

“The open plan layout of our ground floor makes entertaining a real pleasure, especially when extending this out into the garden – a wonderful spot in which to relax, or to enjoy al fresco dining. We have had many special occasions here, including our engagement marked by a large carved stone placed in the garden.”

“We have given a great deal of attention to the outside space, with raised beds full of perennials and a raised pond that decorate the garden throughout the seasons. In addition, we also have a workshop and bespoke fold-out external gym.”

“The friendly village is beautifully placed, with Banbury, and all its amenities, including rail travel, being only five miles away. We have a superb, newly renovated, pub in the village with a lovely garden. There is also a very active village hall, with other attractions being the large antiques centre and well stocked garden nursery and cafe. Each Saturday the village is visited by a local butcher who also offers other essentials.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





FIRST FLOOR

Exposed floor boards, radiator, vaulted ceiling with beams, wall light points. The main double bedroom is a very spacious 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.

The second single bedroom also features a vaulted and beamed ceiling, wide Elm floor boards, radiator, 2-gang track lighting, low-level front window. 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.













OUTSIDE

Side & Rear Garden

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.

Parking Arrangements

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.



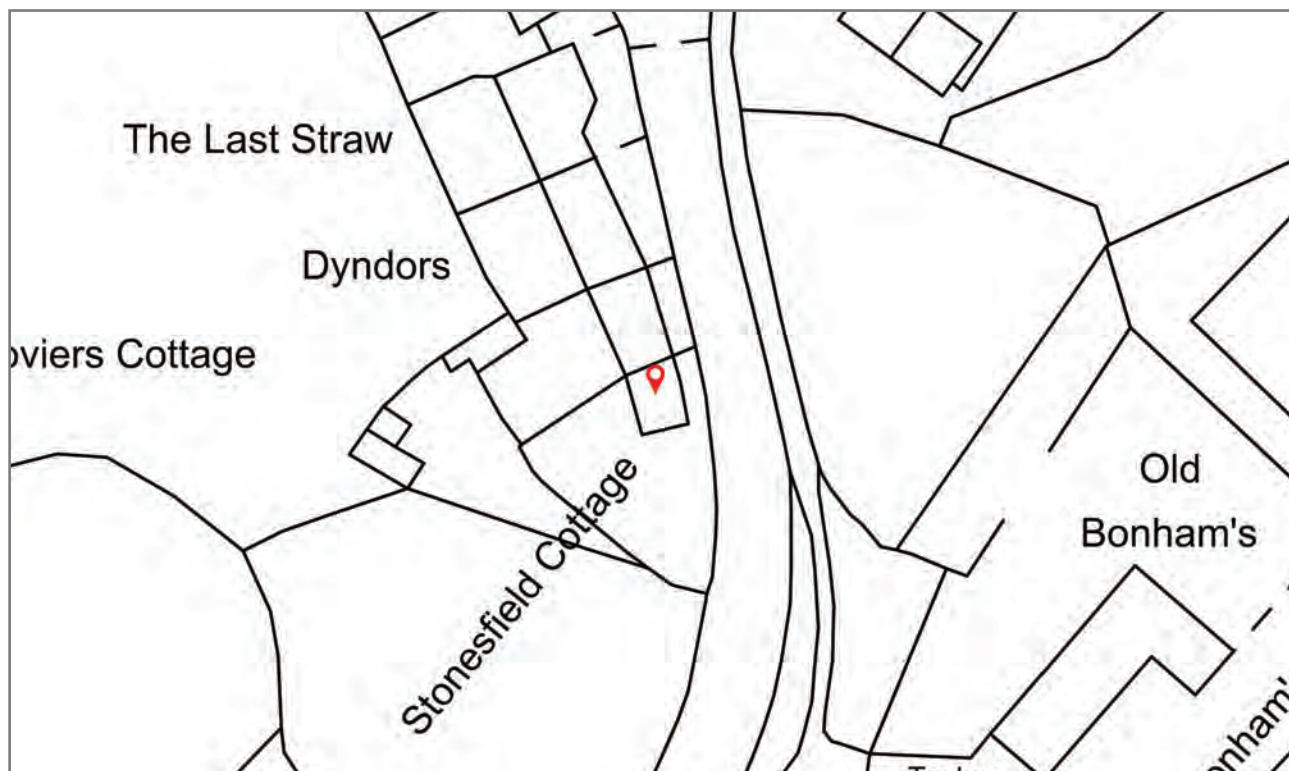




Location

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'.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on (01295) 239665 or (07761) 439927.

Services

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

Opening Hours

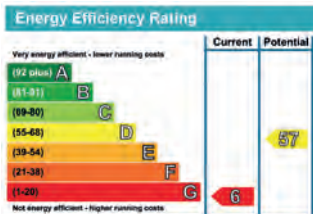
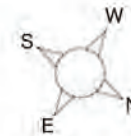
Monday to Friday 9.00 am - 5.30 pm

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. There is a Fine & Country board outside the cottage to help locate it.

Stonesfield Cottage, Wardington, Banbury
Approximate Gross Internal Area
654 Sq Ft/61 Sq M
 Quoted Area Excludes 'Letter Box'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Christopher E Mobbs FNAEA CPEA
Local Property Expert

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Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003. He is a long standing and active fellow of the National Association of Estate Agents and joined the industry in May 1986. Chris is a consummate professional accepting only the highest standards of marketing, integrity and customer care. He also holds the CPEA qualification gained in 1993 after 2 years studying property law, sales & marketing and building construction. Chris has lived in Hanwell for over 30 years with Elizabeth, (his wife of 35 years), so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



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“Chris and the team at F&C Banbury pulled out all the stops to ensure the sale of my house. After nearly a year with Strutt and Parker I was so pleased to meet Terry Robinson from F&C Banbury, he had a ‘can do’ positive attitude which gave me renewed hope that my house might sell. Chris Mobbs accompanied most of the viewings that took place out of hours, sometimes on a Sunday. They found 2 buyers in less than 3 months. Chris achieved what the solicitors could not and saw the sale through to completion. Chris and Terry are a great team. Dealing with Chris who went out of his way to see the sale through to completion was totally refreshing.”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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