



The Gables, Warmington, Oxfordshire

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The Gables, Warmington, Oxfordshire OX17 1DH

Beautifully presented contemporary family house with panoramic views of the surrounding countryside.

M40 J12 5.5 miles, M40 J 11 Banbury 7 miles, Shipston-on-Stour 9 miles, Leamington Spa 11 miles, Soho Farmhouse 13 miles, Chipping Norton 14 miles, Moreton-in-Marsh 15 miles. Banbury to Marylebone by rail from about 1 hour

Entrance hall | Drawing room | Sitting room, Kitchen/dining room | Secondary kitchen/scullery/pantry | Principal bedroom with dressing room and en-suite bathroom 4 Further bedrooms | 3 Further bath/shower rooms | Laundry | Studio/potential annexe. Large barn with much potential | Gardens and grounds | in all about 6.5 acres. EPC Rating F

The property

The Gables is a beautifully-presented family house offering almost 4,000 sq. ft. of light-filled accommodation largely on one level. The house takes full advantage of its position with large windows throughout enjoying the stunning panoramic views. The layout can be seen from the floor plans, suffice to say the accommodation flows from a generous hall and includes large Drawing and Sitting rooms and wonderful kitchen. The principal rooms all benefit from the incredible views. The property has high speed broadband, ideal when working at home. The Studio has the potential to be a self-contained annexe. Contemporary bathrooms complement the recent renovations.

Outside

The property is approached via a gravelled driveway offering extensive parking and access to the house and the large detached barn, which offers over 800 sq. ft. of additional space and potentially suitable for a variety of uses. There is lapsed planning permission for

the replacement of this barn with 2 holiday let cottages, (Stratford upon Avon planning ref 14/03186/FUL) The front garden is laid mainly to level lawn with beautifully stocked flower beds and contemporary terracing and seating areas, facing south, ideal for entertaining and al fresco dining. There is a rainwater harvesting tank. To the rear there is an extensive paved viewing terrace, offering stunning far-reaching views over surrounding countryside, ideal for parties and entertaining a large number of people outdoors. Below the house is a paddock which extends to approximately 6 acres suitable for horses or livestock.

Situation

Camp Lane is close to the Civil War battlefield of Edgehill, situated on top of the escarpment which lies on the Warwickshire/Oxfordshire borders. It is at the northern end of the Cotswolds and within the Area of Outstanding Natural Beauty. Expansive views from the property incorporate the National Trust Farnborough Hall and Burton Dassett Hills Country Park in the foreground and an extensive panorama beyond. Nearby Warmington, Tysoe and Kineton offer a good range of day-to-day amenities, while the market towns of Banbury or Stratford on Avon offer more extensive shopping and commercial facilities.

Communication links are excellent: Banbury station offers trains to London Marylebone in about 55 minutes and Birmingham New Street in 40 minutes respectively, the M40 motorway at junctions 11 and 12 are easily accessible and Birmingham International Airport is less than 35 miles away. The area offers a good range of state schooling including Hornton Primary School and Kineton High School together with a wide selection of noted independent schools including St John's Priory, Sibford, Carrdus, Tudor Hall, Bloxham, The Croft and Warwick.





Floorplans
House internal area 3,816 to 4,656 sq ft (355 - 433 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8549450/MKB

Directions

(OX17 1DH) Head north on the M40 to J 12 (Gaydon) turn left towards Gaydon, on the edge of the village turn left again on to the B4100, after about 2.25m turn right signed Radway and Edge Hill, after about 1.75 miles turn left onto the B4086, at the top of the hill turn left, signed Banbury, on to Camp lane, the house is on the left after about 400m.

(OX17 1DH) Head north on the M40 to J 11, Banbury, and continue north on the Warwick Road (B4100) About 3.5 miles out of Banbury turn left onto Camp Lane (B4086) The house can be found on the right after about 1.8 miles.

General

Local Authority: Stratford District Council

Services: Mains water and electricity, private drainage and LPG heating

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,750,000

Branch

Bloxham Mill, Banbury, OX15 4FF

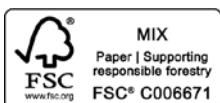
01295 273592

banbury@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

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