



Stone Lea
Greatworth, South Northamptonshire

A spacious four-bedroom period cottage situated in the heart of the village.

Thought to date back to the late 1700's, Stone Lea is an attractive four-bedroom cottage offering over 2,000 sq ft of characterful accommodation with private rear garden and off-road parking.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



OUTSIDE



GARDEN



FREEHOLD



GREATWORTH



2,135 SQ FT



**GUIDE PRICE
£625,000**



The property

Stone Lea is an attractive stone built cottage positioned in the popular village of Greatworth. The property is believed to date back to the late 1700's and is understood to have originally been two cottages and latterly, the village shop. The property has retained a variety of period features throughout including fireplaces, exposed beams, stone flooring and exposed stone and brick walls.

The ground floor accommodation includes the entrance hall with brick floor and under-stairs storage from which the main reception rooms can be accessed including a sitting room with two feature fireplaces, drawing room with Inglenook fireplace and wood burning stove and cloakroom. The kitchen has a range of base and eye level units, sink with boiling water tap, integrated dishwasher and range cooker. The dining room leads through from the kitchen and has French doors to the garden.

Stairs down from the drawing room provide access to the cellar/utility room with a range of base and eye level units, sink and space for appliances.

Stairs rise from the entrance hall to the first floor landing with vaulted ceiling and space for a desk, from the landing three bedrooms can be accessed including the principal bedroom with en-suite shower room and the family bathroom. A further bedroom can be found on the second floor.

Although not listed, the property does fall within the village conservation area.



Outside

The garden lies to the rear of the property and is mainly laid to lawn with floral and shrub borders, a paved seating area and decking area ideal for outdoor entertaining. There is a covered area adjoining the property which provides a sheltered seating space.

The off-road parking is accessed via a shared gravel drive to the side of the property, there is a gate from the parking area into the garden.

Location

Greatworth has a good range of day to day amenities including a village shop which incorporates a Post Office, social club, public house, church and popular primary school.

Extensive shopping and commercial facilities are available within Banbury. Communication links are excellent with regular services to central London from Kings Sutton Station and Banbury Station.

There is also easy access to the M40 (J11) 6.3 miles away.

There is a wide selection of schooling in the area including Greatworth Primary School in the village and Chenderit School in nearby Middleton Cheney. Independent schools include Winchester House, Beachborough, St John's Priory, Stowe, Bloxham School, Tudor Hall and Sibford School.



Distances

- M40 (J11) 6.2 miles
- Brackley 7.5 miles
- Banbury 8 miles
- Bicester 16.3

Nearby Stations

- Kings Sutton Station 7 miles
- Banbury Station 7.8 miles
- Bicester North 16.3 miles
- Bicester Village 16.9 miles

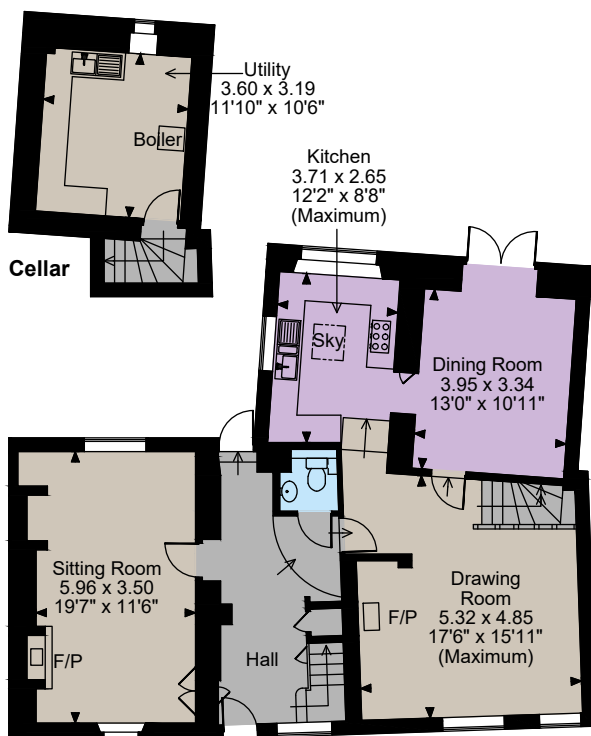
Key Locations

- Bicester Village 17 miles
- Soho Farmhouse 17.8 miles
- Milton Keynes 24.5 miles

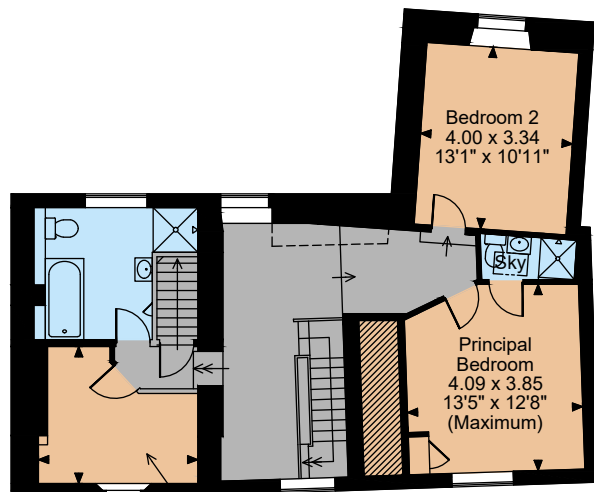
Nearby Schools

- Greatworth Primary 0.2 miles
- Winchester House School 4.4 miles
- Chenderit School 4.8 miles
- Beachborough School 7.4 miles
- Tudor Hall 10.8 miles
- Bloxham School 11.8 miles
- Sibford School 16.3 miles

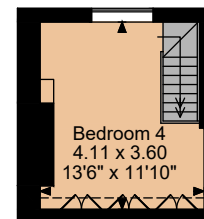




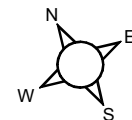
Ground Floor



First Floor



Second Floor



Floorplans

House internal area 2,135 sq ft (198 sq m)
For identification purposes only.

Directions

Post Code: OX17 2DT

what3words: ///blush.jungle.relocated

General

Local Authority: West Northamptonshire District Council.

Services: Oil-fired central heating. Mains water, electricity and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

Stone Lea is a terraced property

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

□□□□ Denotes restricted head height

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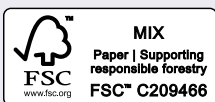
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