



1 The Green,
Shenington, Banbury

A charming period cottage with off road parking and village green views.

An opportunity to acquire this characterful Grade II Listed cottage in the popular village of Shenington.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



PARKING & GARAGE



GARDEN



FREEHOLD



VILLAGE



1,108 SQ FT



**GUIDE PRICE
£525,000**



The property

1 The Green is an attractive semi-detached cottage in the centre of the village. Arranged over four floors the accommodation is flexible and beautifully combines modern day living with period features.

On the ground floor there is a good size sitting room with access to the kitchen/breakfast room and stairs to the snug below. The snug below is currently used as TV room but has doubled as a 4th bedroom on occasions.

The kitchen/breakfast room was a previous addition which now makes way for a light filled and social space. Fitted with a range of base level units, Belfast sink and AGA the kitchen is the hub of the home and enjoys views over looking the rear garden.

Stairs rise from the kitchen/breakfast room to the first floor which comprises the principal bedroom, washing cupboard and family bathroom. There are two further bedrooms on the second floor.

NB The property has recently been redecorated throughout.

Outside

The rear garden is walled, private and accessed via double gates.

Mainly laid to lawn the garden is low maintenance with a terrace area adjoining the kitchen/breakfast room.

There is a large detached store that offers flexibility for use as an office or games room but is currently used to garage a motor vehicle. With electric radiator heating it offers further storage on a mezzanine floor.

There is a garden store behind the garage.

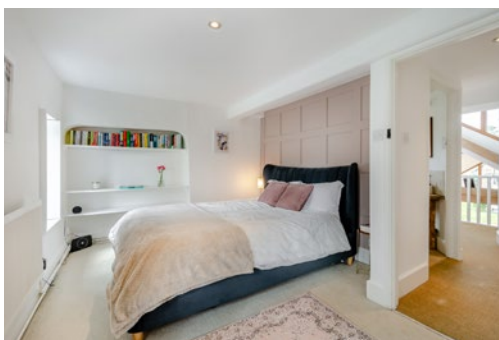


Location

The village of Shenington is situated in rolling countryside, on the edge of the Cotswolds, between Banbury and Stratford-upon-Avon. Amenities in the village include a well-regarded primary school and nursery, doctor's surgery and public house (The Bell Inn) and a 12th century church.

There are also several events in the village throughout the year including a music and literature festival, summer fete, book clubs, village BBQ and more. Independent schooling in the area includes The Croft Prep School, St. John's Priory and Winchester House (Brackley) with senior schools at Tudor Hall, Bloxham, Warwick, King's High and Stratford Grammar.

Communication links from the village are excellent, with easy access to the M40 (J11) at Banbury and mainline train services to London Marylebone in under 1 hour. The village is also well located for travelling to Stratford upon-Avon and Leamington Spa.



Distances

- Banbury 6 miles
- M40 (J11) 12.7 miles
- Chipping Norton 14 miles
- Stratford-upon-Avon 16.5 miles

Nearby Stations

- Banbury 6 miles (London Marylebone in under an hour)

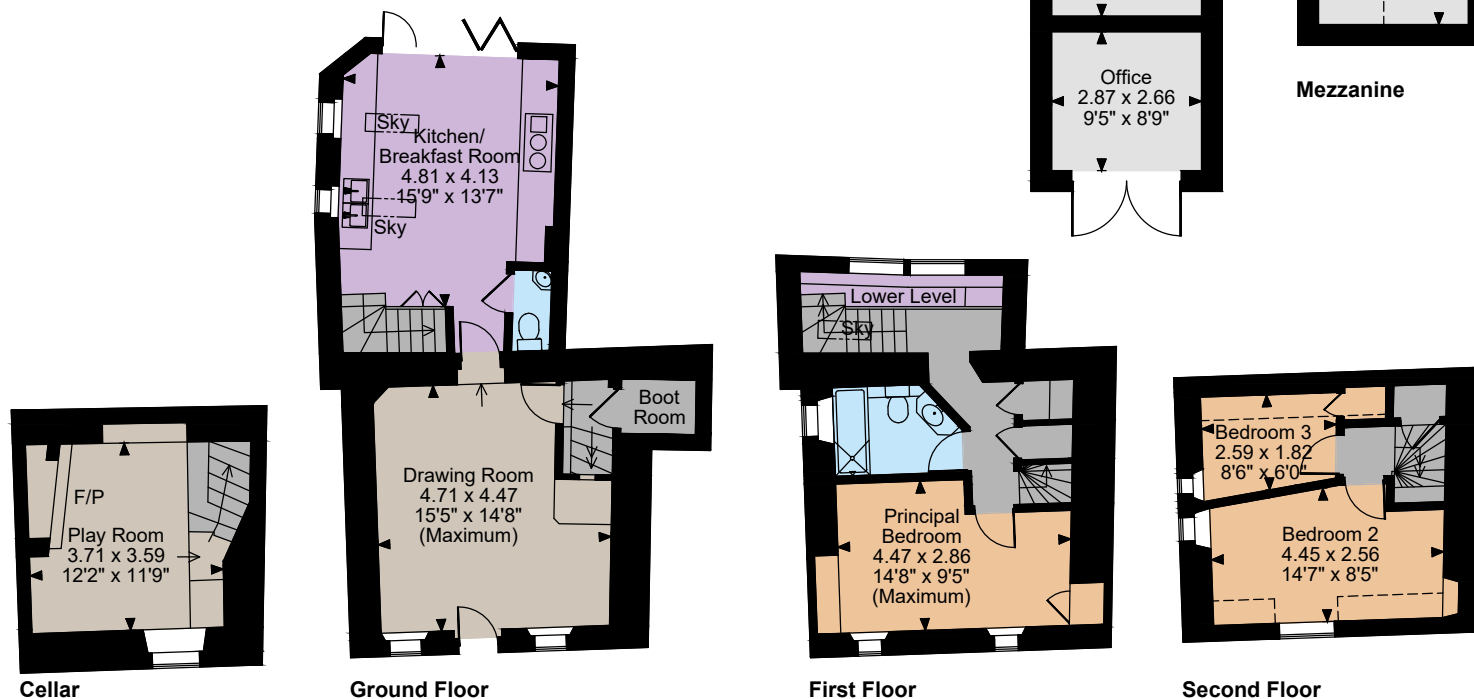
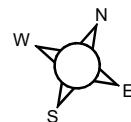
Key Locations

- The Runway, Shenington airfield
- The Bell, Village pub
- The Herb centre
- Soho Farmhouse
- Stratford Racecourse
- Silverstone
- Estelle Manor
- Daylesford

Nearby Schools

- Shenington Primary School
- Wroxton Primary School
- Hornton Primary School





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

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 1,108 sq ft (103sq m)

Outbuilding internal area 231 sq ft (21 sq m)

Total internal area 1,339 sq ft (124 sq m)

For identification purposes only.

Directions

OX15 6NQ

what3words: ///lavender.waxer.witless

General

Local Authority: Cherwell District Council

Services: Mains water, electricity and drainage.

Oil-fired central heating.

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

Council Tax: Band D

EPC Rating: F

NB - The property is within the conservation area.

There is water underfloor heating in the kitchen and electric in the bathroom.

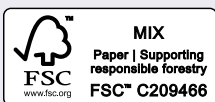
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