



Cherry Lodge

Shotteswell, Banbury, Oxfordshire

A detached five-bedroom property with wonderful countryside views, in the heart of Shotteswell.

Cherry Lodge is a substantial, detached village home situated in the popular village of Shotteswell. The property benefits from having almost 4,000 sq ft of accommodation, a large rear garden with far reaching countryside views, off-road parking and a double garage.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DRIVEWAY & DOUBLE GARAGE



0.72 ACRES



FREEHOLD



VILLAGE



3,979 SQ FT



**GUIDE PRICE
£1,350,000**



The property

The front door opens into an attractive entrance hall from which the principal reception rooms can be accessed including an impressive drawing room with French doors to the terrace and gas fireplace, snug/library with feature fireplace and access to a cloakroom and the dining room with French doors to the terrace.

The kitchen/breakfast room has a range of base and eye level units, large island, space for a dining table, pantry, integrated dishwasher, fridge/freezer, electric oven and AGA.

Further ground floor accommodation includes a family room with fireplace housing a wood burning stove, rear hall, utility room with a range of base and eye level units, induction hob, Belfast sink, space for appliances and access to the integral double garage and a further cloakroom.

A staircase from the entrance hall leads up to the first floor which comprises the principal bedroom with

dressing room and en-suite bathroom, large guest bedroom, a further bedroom and the family shower room. A second staircase provides access to two further bedrooms and a shower room.

Outside

To the front of the property the double gates provide access to the off-road parking and double garage with electric door and door to the garden. There is also a stone path leading up to the front door.

The garden lies to the rear and sides of the property and is mainly laid to lawn with shrubbery borders and a range of mature trees. There is also a large terrace off the back of the house providing an ideal space for outdoor entertaining, heated greenhouse and a vegetable garden. The garden is a particular feature of the property as it benefits from far-reaching countryside views.







Location

Shotteswell is an attractive conservation village, mainly ironstone built, situated on the west side of the Cherwell valley on the borders of Oxfordshire and Warwickshire.

The village has easy access to the M40 at Junction 11 approximately 4 miles away linking London to The Midlands.

There are regular mainline train services to London Marylebone and Birmingham from Banbury Station and Birmingham Airport is approximately 35 miles away.

Excellent shopping and leisure facilities are within easy reach at Banbury, Leamington Spa, Stratford-upon-Avon and Warwick.

A school bus from the village takes primary age children to the nearby village of Fenny Compton and secondary age children attend the Kineton comprehensive school. There is also a good selection

of local public schooling options including Bloxham, Tudor Hall, Sibford School and Winchester House. Shotteswell is also in the catchment area for Stratford Grammar School.

Local sporting and leisure activities include golf at Tadmarton Heath Golf Course and Rye Hill. Bannatynes Health & Fitness Club and Spiceball Leisure Centre are both within easy reach. Cinema and bowling can be found at The Light development in Banbury centre.



Distances

Banbury 4.2 miles
Warwick 16.2 miles
Chipping Norton 16.8 miles
Stratford-upon-Avon 17.9 miles
Oxford 35.9 miles

Nearby Stations

Banbury Train Station - 5 miles (London Marylebone in under 1 hour)

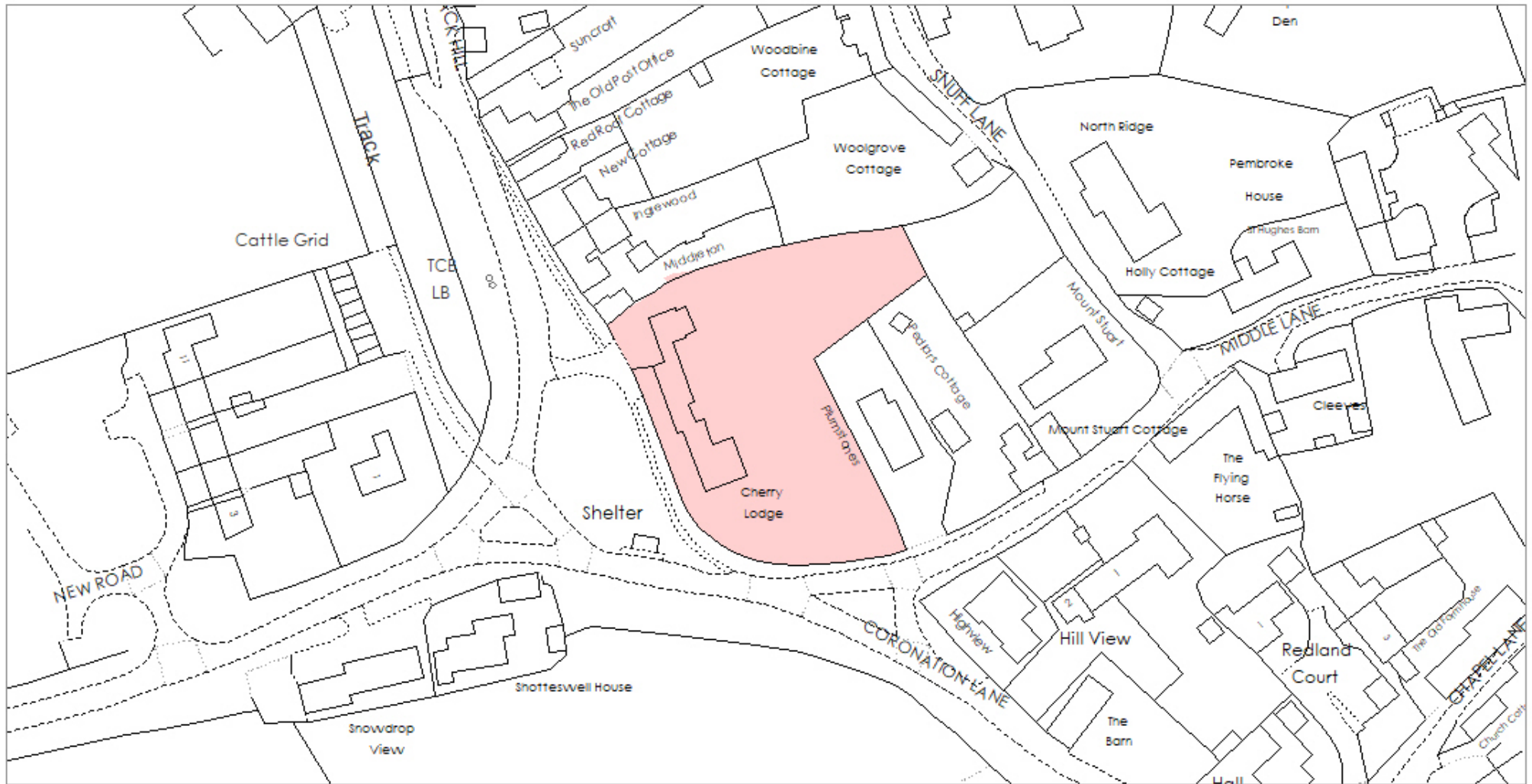
Key Locations

Soho Farmhouse - 15.1 miles.
The Falcon (Public House) - 1 mile

Nearby Schools

Wroxton CofE Primary School - 3.7 miles
Hornton Primary School - 5.5 miles
The Dassetts CofE Primary School - 5.2 miles
Kineton Comprehensive School - 6.9 miles





Cherry Lodge, Shotteswell



Total area = 0.29ha / 0.72ac

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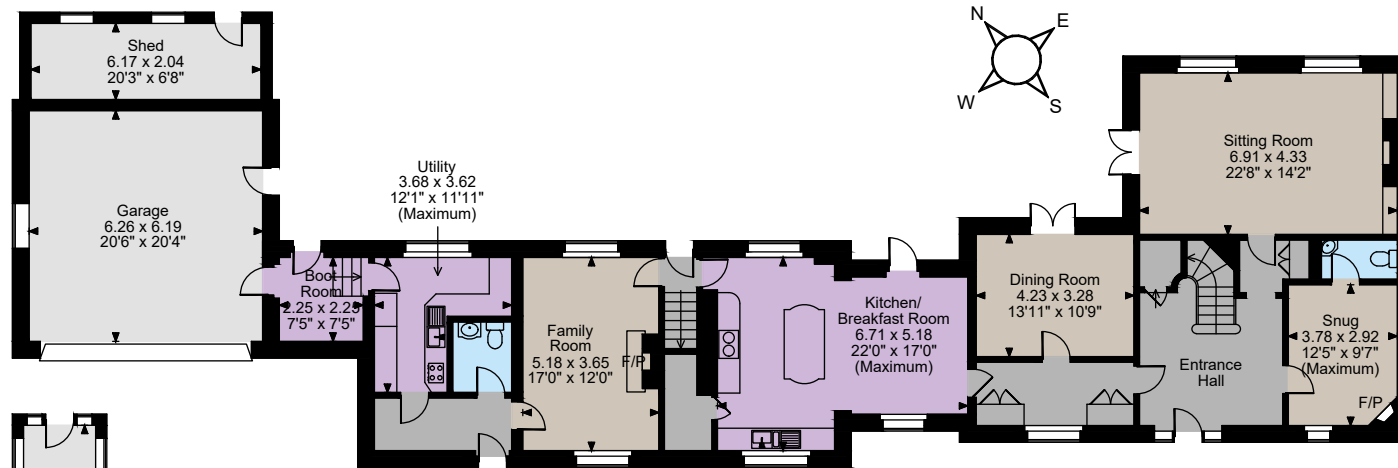
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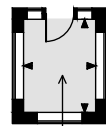
**STRUTT
& PARKER**

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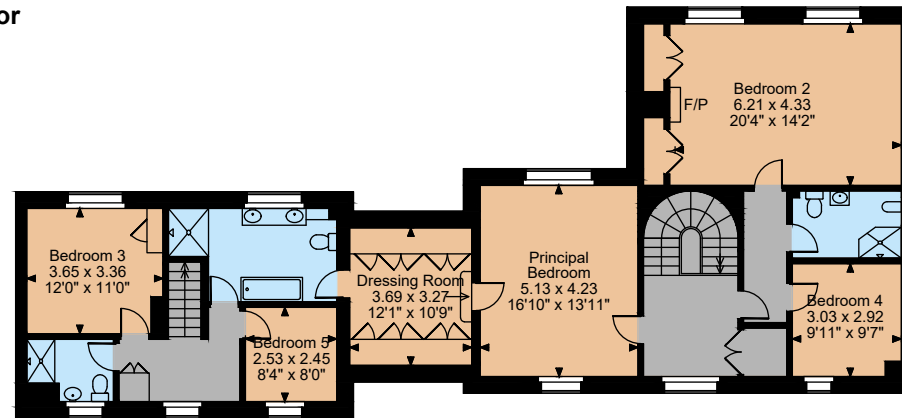




Ground Floor



Greenhouse
2.50 x 1.93
8'2" x 6'4"



First Floor

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

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Floorplans

House internal area 3,375 sq ft (314 sq m), Garage internal area 417 sq ft (39 sq m), Shed/Greenhouse internal area 187 sq ft (17 sq m), Total internal area 3,979 sq ft (370 sq m).

For identification purposes only.

Directions

OX17 1HS

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General

Local Authority: Cherwell District Council

Service: Mains water, electricity and drainage. Heating via electric radiators. Oil tank to AGA. LPG gas for fireplace.

Parking: Off-road parking and double garage.

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

Council Tax: Band H

EPC Rating: G

Conservation Area: Cherry Lodge is within the village conservation area.

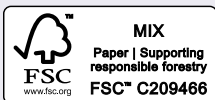
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