



1 Church Cottages, Wardington, Oxfordshire

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# 1 Chapel Cottages, Wardington, Banbury, Oxfordshire, OX17 1SP

A charming end of terrace cottage which requires renovation.

M40 (J11) 4 miles, Banbury 5.4 miles, Banbury station 5.2 miles (Banbury to London Marylebone in under 1 hour)

Entrance Hall | Sitting room | Kitchen/diner | WC  
3 Double bedrooms | Family bathroom | Front and rear gardens | Outbuilding | Single garage  
Parking | EPC Rating TBC

## The property

No.1 Chapel Cottages is a 3 bedroom, end of terrace cottage with good sized accommodation throughout. Upon entering the property there is a generous hall from which all principal rooms can be accessed. The kitchen is fitted with wall and base units and has access to a dining room which overlooks the garden. The sitting room is a well proportioned, triple aspect room featuring parquet flooring and built in shelving.

Stairs rise to a second floor in which all three double bedrooms and a family bathroom can be found.

## Outside

Enclosed via a wrought iron gate the front garden is laid with slabs and offers a variety of flower beds. The rear garden is laid to lawn with an herbaceous and part tree-lined border.

An outbuilding provides great use for a potting shed or work from home office subject to planning and renovation.

## Location

Wardington is a picturesque stone-built village located in unspoilt undulating countryside on the border of north Oxfordshire. Amenities

within the village include a parish church, public house and a newly-built village hall. The village is well located for state and private schools including St John's Priory School, The Carrdus at Overthorpe, Bloxham School, Tudor Hall School and Winchester House. Communication links are excellent with a railway station at Banbury and the M40 motorway at Junction 11.

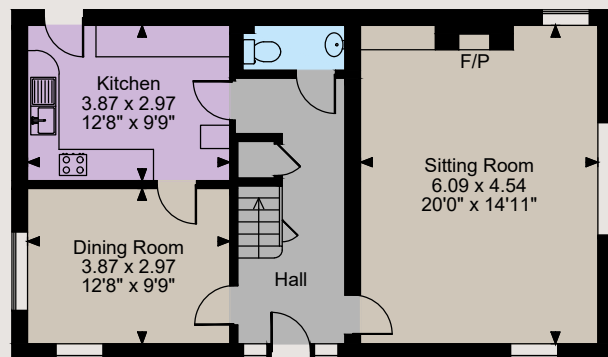




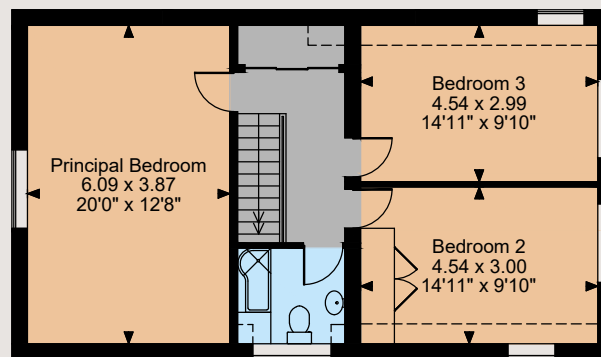


#### Floorplans

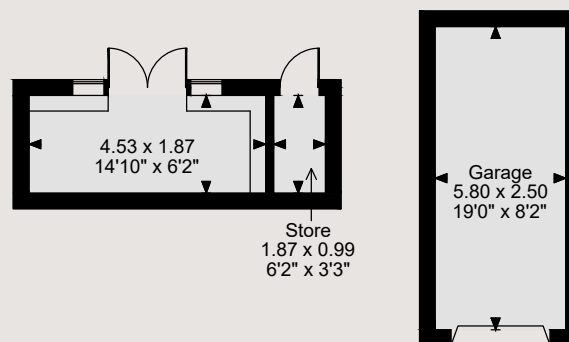
House internal area 1,375 sq ft (128 sq m)  
Garage internal area 156 sq ft (15 sq m)  
Out building internal area 114 sq ft (11 sq m)  
Total internal area 1,645 sq ft (153 sq m)  
For identification purposes only.



Ground Floor



First Floor



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

□ □ □ Denotes restricted head height

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#### Directions

From Banbury, Hennef Way (A422) stay on this road for 4 miles then at the roundabout take the 2nd exit onto A361. Just before the village of Wardington there is a right turn onto Thorpe Road. Follow this road into the village, past the Manor House and no1 Chapel Cottages can be found on the lefthand side.

#### General

**Local Authority:** Cherwell District Council

**Services:** Oil fired, electric, water and drainage.

**Council Tax:** Band E

**Fixtures and Fittings:** N/A

**Tenure:** Freehold

**Guide Price:** £325,000

#### Banbury

Bloxham Mill, Barford Road, Bloxham, OX15 4FF

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