



Battle Lodge, Camp Lane, Warmington, Oxon OX17 1DH
Guide Price £499,950

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A unique three bedroom detached bungalow.

**Entrance hall/conservatory | Living room | Kitchen |
Conservatory | Rear lobby | Utility | Three bedrooms |
Bathroom | Driveway | Integral Garage | Oil fired heating
system | Sizeable plot | Rear garden**

Occupying a non estate position between Edgehill and Warmington is this individual detached three bedroom bungalow. The property occupies a 0.4 Acre plot and has fantastic potential to extend or develop, like other properties in the road. A gated access leads to the long driveway and the property benefits from front, side and rear gardens. The bungalow itself has three bedrooms, bathroom, living room, kitchen, front and rear conservatories, utility room and a single garage. This is a rare opportunity to acquire a property in this location with the possibility of creating a substantial family home with breathtaking views to the front and rear of Oxfordshire and Warwickshire countryside. Viewing highly recommended.

Accommodation

Double glazed door.

Entrance hall/conservatory. Enjoying pleasant views over the front garden. UPVC double glazed construction. Hardwood flooring into hallway. Doors leading to main bedroom and bedroom two and separate WC. Access to loft. Double panel radiator. Door through to living room.

Master bedroom: Double glazed window to front aspect. Double glazed window to side aspect. Fitted wardrobe. Door leading to Jack and Jill bathroom.

Bathroom: Double glazed window to rear aspect. Corner bath with electric Triton shower over. White suite comprising of pedestal wash handbasin and low level WC. Fully tiled splashbacks. Heated towel rail. Door leading to bedroom two.

Bedroom two: Two double glazed windows to rear aspect. Built-in wardrobe. Radiator.

Living room: Double glazed window to front aspect. Higher than usual ceilings. Hardwood flooring. Fireplace with wood burning stove. Doors leading to kitchen. Sliding patio doors leading to conservatory to rear.

Conservatory: Underfloor heating. Tiled flooring. Dwarf brick wall construction, the remainder is double glazed windows and plastic roofing. Double glazed patio doors leading to rear patio.

Door from living room into kitchen.

Kitchen: Double glazed windows to front and side aspect. Open to rear lobby. Door leading to utility and bedroom three. Double glazed window to side garden. Kitchen comprising of a range of wooden base and eye level units with work surface over. Part tiled splashbacks. Space for Range oven, built-in extractor hood. Stainless steel one and a half sink drainer with mixer taps over. Small loft hatch. Tiled flooring throughout the kitchen.

Rear lobby with double glazed door to side garden. Further wooden base level units with work surface over. Double glazed window to rear aspect.

Walkway through to rear hallway which forms part of the old railway cottage.

Utility: Double glazed window to side aspect. Plumbing for washing machine and tumble dryer. Space for fridge/freezer. Fully tiled splashbacks. Radiator. Wall mounted storage. Door to bedroom three.

Bedroom three: Double bedroom with double glazed windows to side and rear aspect. Laminate wood flooring.

Outside

Front: Sizeable front plot enclosed by some panel fencing, mainly laid to lawn and enclosed by mature trees and shrubs. Access to both sides of the bungalow. Raised patio area with seating to the front. Five bar gate leads to driveway.

Driveway providing parking for three/four vehicles. We believe the property sits on approximately 0.4 of an acre.

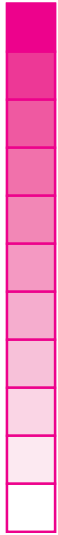
Rear: Large paved patio to rear aspect. Wire fencing and hedge borders. Access to both sides of the property. Established trees and shrubs. A number of sheds and greenhouses. Small area laid to lawn. Rear access door to the garage.

Integral garage with up and over door. Single glazed door and window to rear aspect.

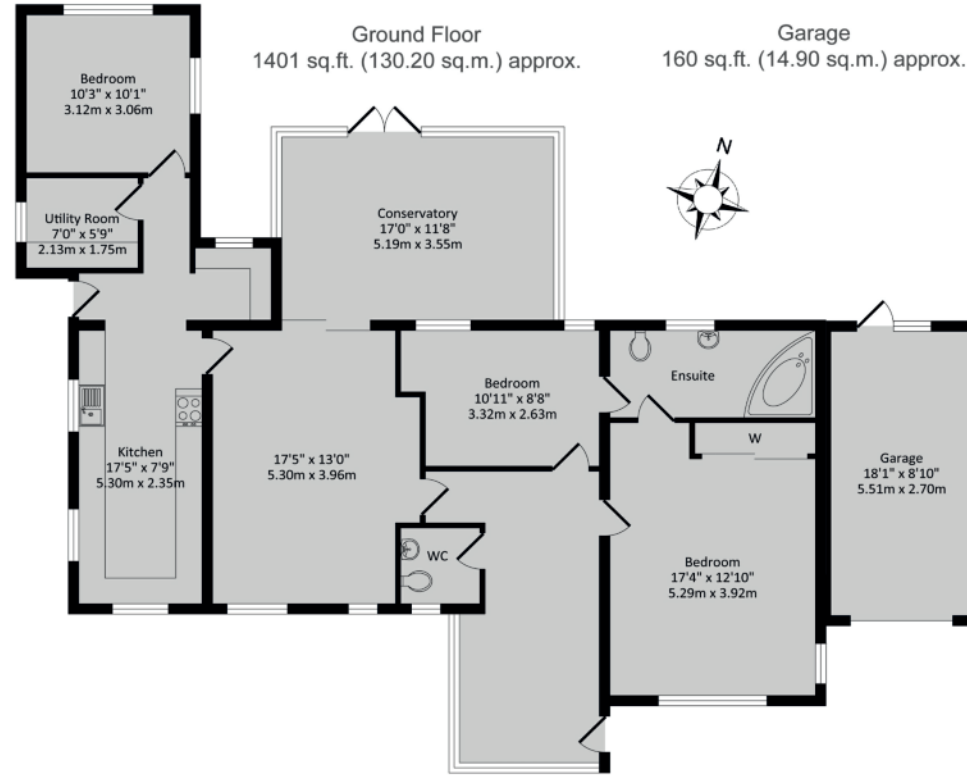
Edgehill is a small village on the Warwickshire / Oxfordshire borders and the very edge of the Cotswolds. The village is famous for being the site of the Battle of Edgehill of 1642. The village is home to The Castle Inn, a well-regarded local pub & restaurant. More comprehensive facilities can be found in Stratford-upon-Avon and Banbury where you can access Jct 11 and 12 of the M40 motorway. There is also a main line railway station, providing services to London & Birmingham.

Council Tax Banding: E Authority: Stratford On Avon
From Banbury Cross proceed in a northerly direction, passing St Mary's Church and at the main traffic lights turn left into Warwick Road. Stay on this road for approximately 2-3 miles and shortly after passing The Falcon public house, turn left, signposted to Edgehill. Continue along Camp Lane and 'Battle Lodge' is the very last property on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL APPROX. FLOOR AREA 1561 sq.ft. (145.10 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a contract.

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