



Vicarage Cottage, Main St, Wardington, Banbury, OX17 1SA
£595,000

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An individual stone built detached three bedroom barn conversion.

Entrance hallway | Kitchen/dining room | Living room
| Utility room | Refitted ground floor shower room | Two
ground floor bedrooms | First floor master bedroom |
Bathroom | Large gravel driveway | Detached garage |
Substantial 100 ft plus rear garden | Many character
features | Gas central heating | Double glazing

Located in the village of Wardington is this impressive three bedroom detached barn conversion formerly used as a stable block for the vicarage. The property was converted and extended around 2008 and now provides excellent living space, modern fittings, character features throughout as well as benefiting from a 100 ft plus rear garden, substantial gravel driveway and detached garage. Viewing is highly recommended.

Ground Floor

Oak front door.

Entrance hall: Tiled flooring. Wood panelling. Storage cupboard under the stairs accessed from the hallway. Access to kitchen.

Kitchen/dining room: Range of solid wood base and eye level units with laminate worktop. Built-in sink unit with swan neck tap. Space for Range cooker with extractor hood above. Integrated fridge and dishwasher. Wooden double glazed window overlooking drive area. Sunken spotlights. Ample space for dining table and chairs. Underfloor heating. Door to living room.

Living room: Pleasant outlook onto rear garden. Double glazed wooden window to side aspect. Large double doors opening onto rear. Sunken spotlights. Underfloor heating.

Inner hallway with Velux window, stairs rising to first floor. Radiator. Part laminate wood flooring which is underfloor heating, the rest is carpeted. Double glazed mullion window. Sunken spotlights.

Utility room: Solid wood base and eye level cupboards. Space and plumbing for washing machine and dryer. Space for fridge/freezer. Wall mounted Worcester boiler. Double glazed wooden window to front aspect. Access to loft space which is fully boarded with lights. Underfloor heating. Laminate wood flooring. Sunken spotlights.

Refitted shower room: Three piece white suite comprising of low level WC, wash handbasin with built-in storage underneath, good size corner shower unit with shower over. Hexagon shaped tiles to splashback areas. Tiled floor with underfloor heating. Heated towel rail. Sunken spotlights. Wooden double glazed obscured window to side aspect.

There are new wool carpets (2024) to all bedrooms.

All bedrooms redecorated in 2024.

Bedroom three: Single bedroom with double glazed wooden window to side aspect. Radiator.

Bedroom two: Good size double bedroom with double glazed wooden window to side aspect. Radiator. Built-in wardrobes.

First Floor

Exposed beams. Doors to first floor accommodation. Sunken spotlights.

Master bedroom: Radiator. Access to boarded loft which has lighting. Exposed beams. Velux window. Wooden double glazed window to rear aspect providing an excellent degree of light into the room. Built-in wardrobes.

Bathroom: Refitted three piece white suite comprising of low level WC, wash handbasin and P-shaped bath with bar shower over. Tiling to splashback areas. Tiled flooring. Heated towel rail. Velux window. Sunken spotlights. Feature church style obscured double glazed window to front aspect.

Outside

Front: Access to the driveway via large double solid wood gates. Single walk through gate. **Gravel driveway for 7/8 vehicles.** Outside lighting.

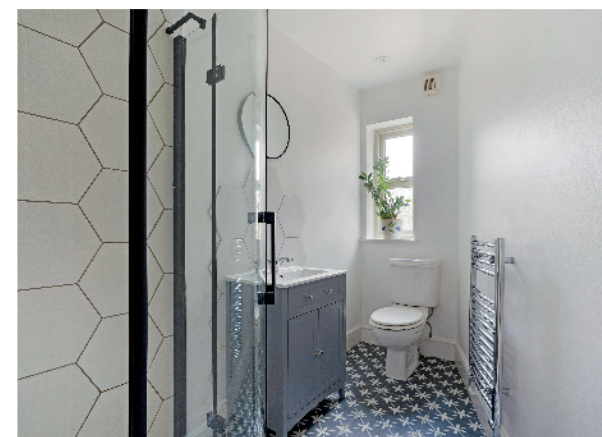
From the living room doors is the main parking area which is a gravel driveway which could be used as a seating area part of the garden. This section is enclosed by original stone wall and low level brick wall with hedges and shrubs.

Larger than average single **stone garage** with concertina wooden doors. Power and light connected. Access to boarded loft space with lighting. Door leading to study area/garden room.

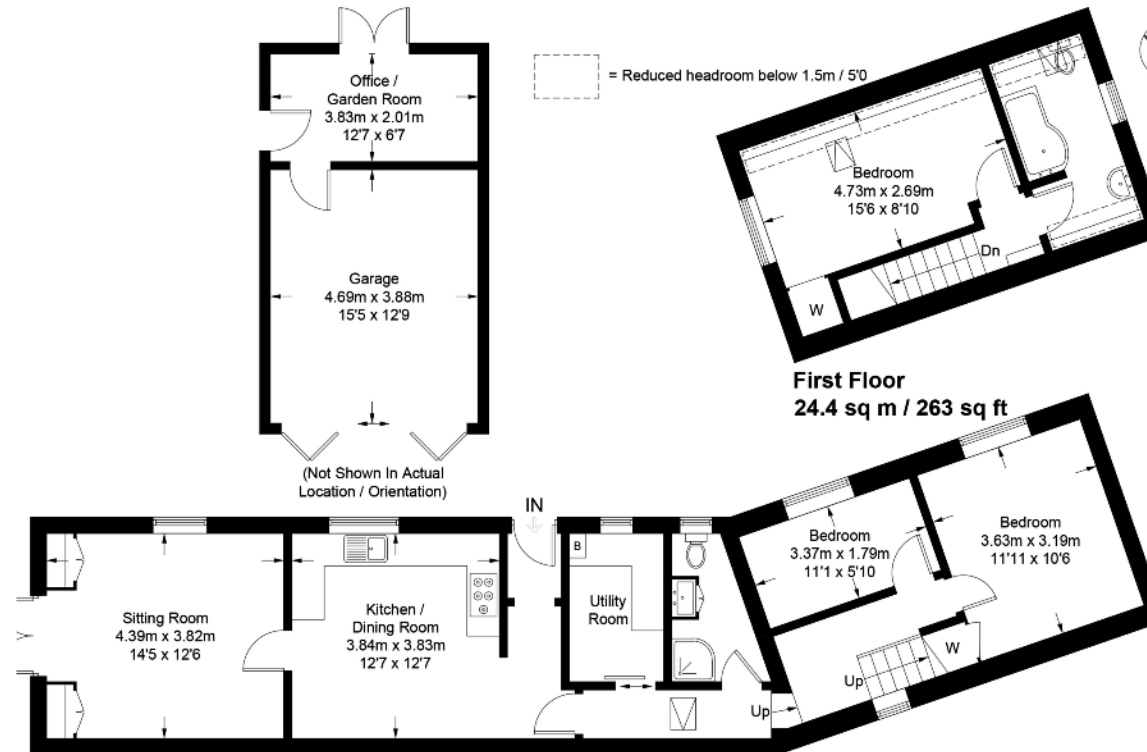
Garden room: Engineered Hardwood flooring. Power and light. Double glazed wooden double doors leading to rear patio and garden. Stable door to side aspect leading to parking area.

To the right of the garage is a block paved storage area. To the left is a larger block paved area with outside tap. Stable door leading to garden room. Outside light. Through pergola leads to main garden.


Rear garden: Measures approximately 112 ft in length, offers an excellent degree of privacy due to the many mature trees surrounding the garden. Large lawned area. Gravel pathway. Recently laid patio seating area. Raised mature flower beds with retaining brick and stone walls. To the rear of the garden is a gravel area currently used as a children's play area with steps up to shed and raised vegetable beds. Large area with mature flowers and shrubs including rhubarb. The garden is enclosed by mainly timber panel fencing.







Approximate Gross Internal Area = 100.3 sq m / 1080 sq ft
Garage = 26.9 sq m / 289 sq ft
Total = 127.2 sq m / 1369 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		60	84
Not energy efficient - higher running costs England & Wales		EU Directive 2002/91/EC	

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