



1 Hill View, Banbury Road, North Newington, Oxon OX15 6AB  
'Guide Price' £385,000 Freehold

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*A beautifully presented character cottage with views over countryside.*

**Entrance hallway | Living room | Dining room | Refitted kitchen | Rear lobby | Refitted bathroom | Two bedrooms | 70 ft rear garden | Good size front garden | Off road parking**

Located in the much sought after village of North Newington is this charming two bedroom character cottage. The property benefits from many character features including original doors and fireplaces as well as boasting a high specification refitted kitchen and refitted bathroom, two good size bedrooms, two reception rooms, 70 ft rear garden, large front garden, off road parking and views over open countryside.

#### Ground Floor

Canopy porch.  
Single glazed door.

**Entrance hallway:** Tiled wood effect flooring. Radiator. Stairs rising to first floor.

**Living room:** UPVC double glazed window overlooking front garden. Radiator. Open fireplace.

**Dining room:** Spacious room with UPVC double glazed window overlooking open fields. Understairs storage cupboard. Exposed brick fireplace with fitted log burner. Radiator. Door to kitchen.

**Kitchen:** Refitted in 2024. Range of base and eye level units with Quartz worktop and splashback. Built-in oven with 4 ring induction hob with extractor hood above. Space and plumbing for washing machine and fridge/freezer. Built-in sink unit. Built-in dishwasher. Two Velux windows providing an excellent amount of light. Two further double glazed windows overlooking rear garden. Tiled wood effect flooring. Radiator. Newly fitted wall mounted fuse box. Door to rear lobby.

**Rear lobby:** Single glazed wooden windows to side and rear aspect. Door leading to garden. Floor standing boiler.

#### First Floor

Landing.

**Bedroom one:** Large double bedroom with UPVC double glazed window overlooking front garden and open fields. Built-in triple wardrobes. Radiator.

#### First Floor

**Bedroom two:** Good size second bedroom with UPVC double glazed window overlooking rear garden. Radiator. Loft hatch.

**Bathroom:** Refitted four piece white suite comprising of low level WC, wash handbasin with built-in storage cupboard underneath, panelled bath with telephone style mixer tap and separate shower cubicle with shower over. Tiling and wall panelling to splashback areas. Radiator. UPVC double glazed window overlooking open countryside.

#### Outside

**Front:** Off road parking for two/three vehicles. Steps lead to gated access. Mostly laid to lawn with pathway leading to front door. Raised flower beds, with mature shrubs. The garden is enclosed by some timber panel fencing and hedging.

**Rear garden:** Measuring approximately 70 ft in length. Gated access. Outside tap. Shingle pathway through the garden. A section of the garden is mostly laid to lawn, enclosed by timber fencing. Oil tank with trellis fencing covering.

**Brick built outbuilding** with power and light connected. Single glazed window overlooking garden. This outbuilding is currently used as a laundry/gym area and log storage. The floor has been screeded. This structure has the potential to be converted to a home office/studio

To the rear of the outbuilding is a block paved patio area. Steps lead to second section of the garden with mature flower beds, shingle pathway through the middle. Steps leading to further area mostly laid to lawn with greenhouse and raised flower beds. Enclosed by hedging and fencing.

#### Agents Note

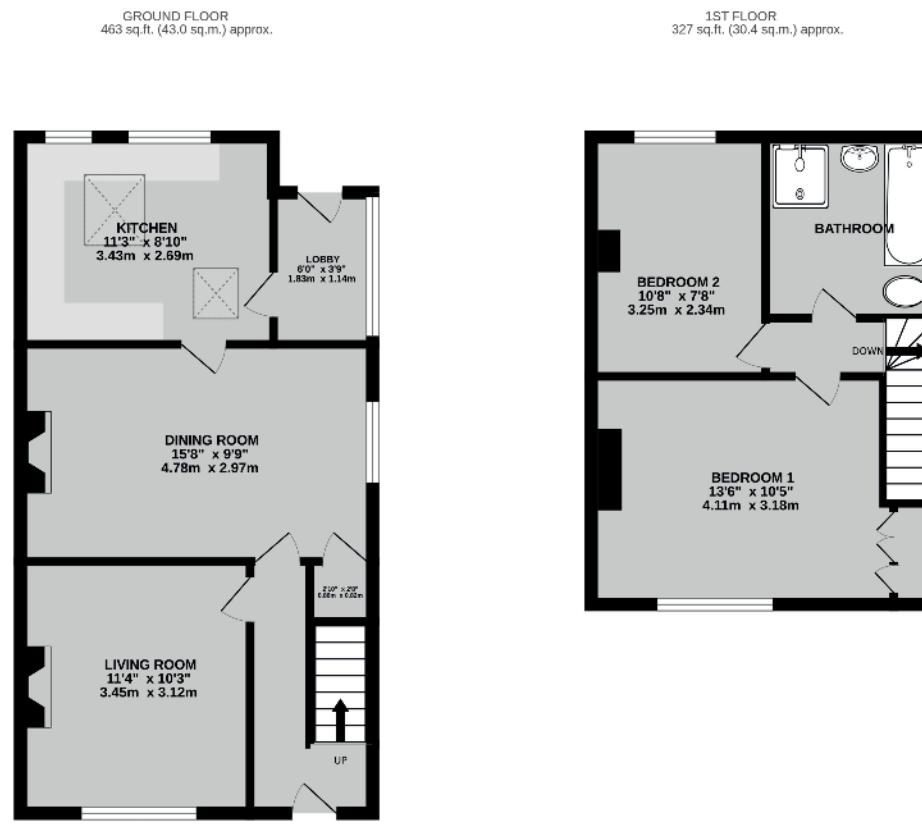
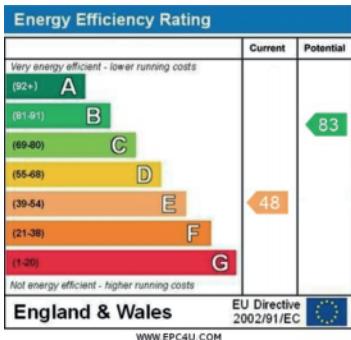
Number 2 Hill View has right of access over pathway. We have been informed by the current owners this access is just used once a week for bin access as number 2 has additional access to the other side of the property.

**Services:** All **Council Tax Banding:** C  
**Authority:** Cherwell District Council

**Directions:** From Banbury cross proceed west along West Bar and onto the Broughton road. At the large roundabout take the second exit continuing on the Broughton road and leave Banbury. After approximately 2 miles take the right turn signposted North Newington. entering the village Hillview can be found on the left handside at the brow of the hill.







While every effort has been made to ensure the accuracy of the measurements, dimensions, 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 condition 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 heating 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 information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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