



**Main Street, North Newington, OX15 6AJ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\*OFFERED FOR SALE WITH NO ONWARD CHAIN\*\*\*

What the vendor says ..... "I love the quietness and character of village and my home. The village community is amazing and something I will miss, as they are very supportive and do lots of events throughout the year. The house itself drew me in with its beautiful mixture of traditional stone and brick, giving it a cosy feel in the winter with its open fire and amazing outdoor private south facing garden in the summer."

Set on the very edge of the Cotswolds in the much sought after village of North Newington, this charming two double bedroom cottage also benefits from a delightful private rear garden. There is a large cabin in the garden currently used as a home office/gym which provides amazing additional space just a few steps from your back door.

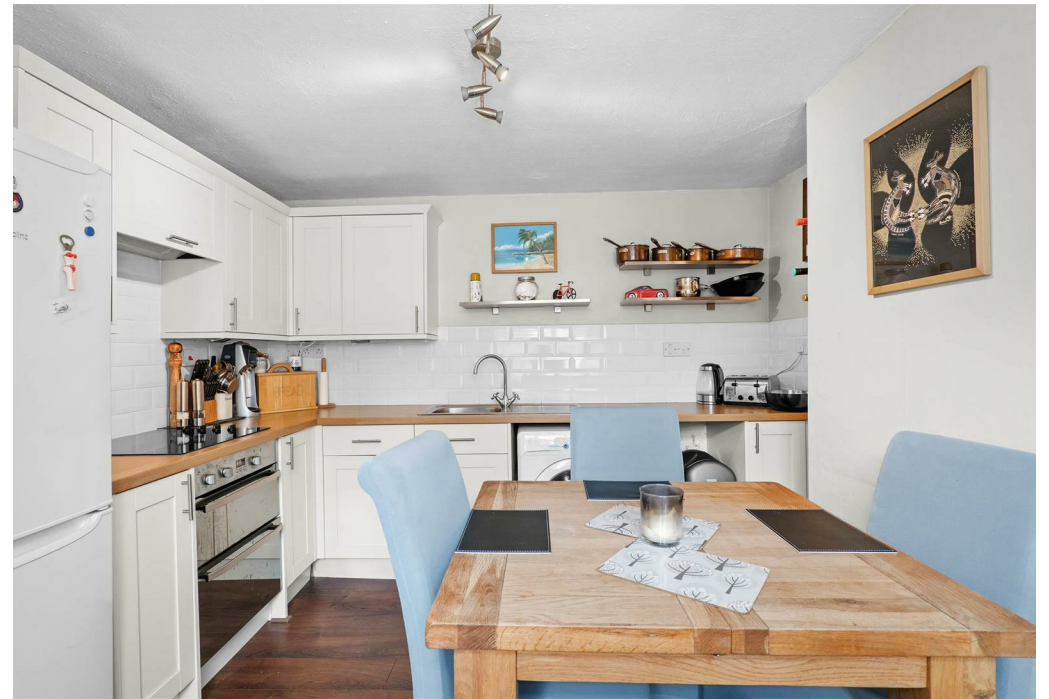
The accommodation comprises in brief: Hallway, Kitchen, Living Room, Bathroom, Two Double Bedrooms, Office/Gym.

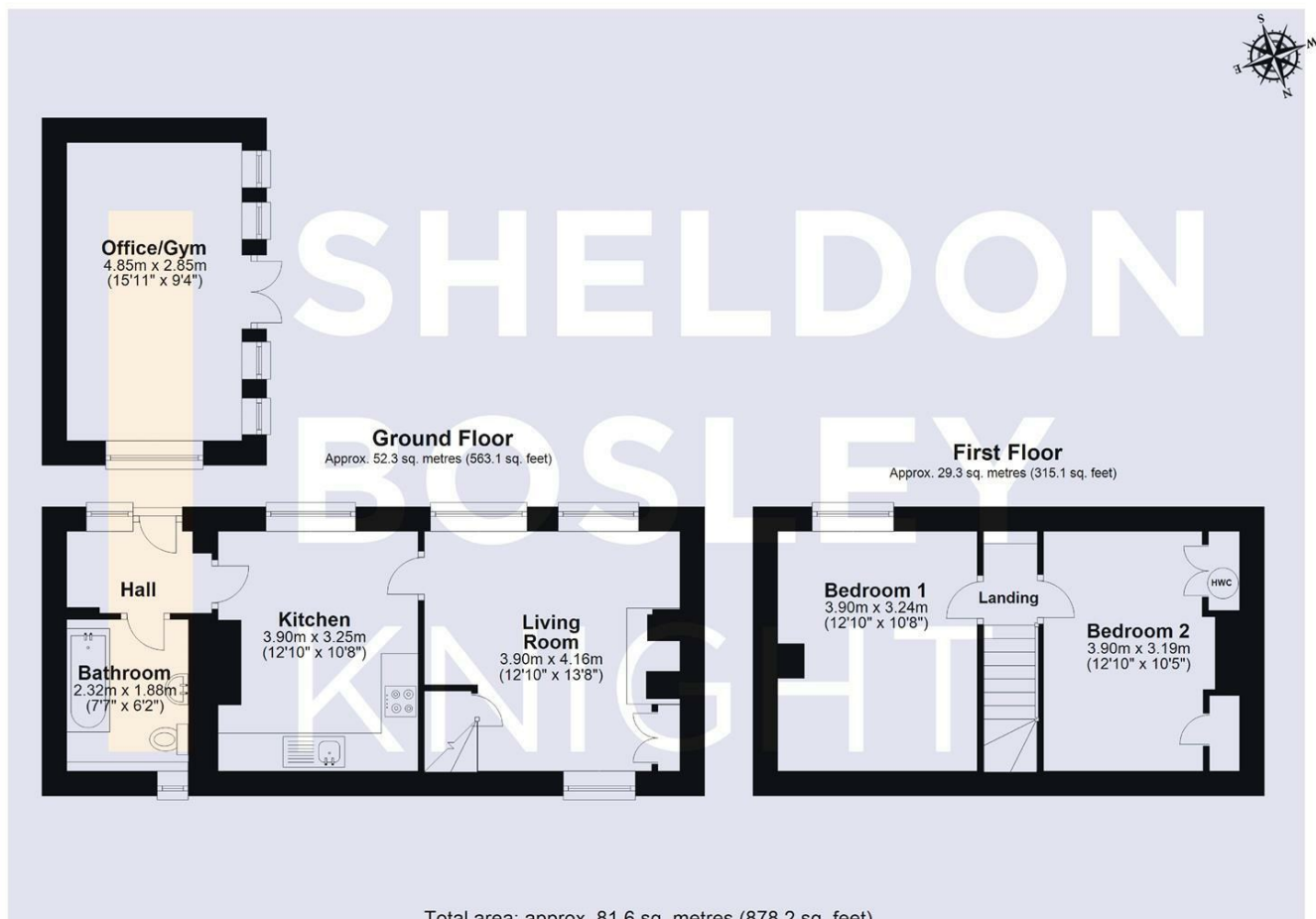
North Newington sits just two miles to the west of the thriving market town of Banbury and offers the convenience of the closeness of Banbury coupled with the calm and beauty of a rural village community. The village has close ties with the neighbouring village of Broughton; where the parish church lies within the grounds of Broughton Castle.

North Newington has a strong sense of community with a varied calendar of events throughout the year, the village itself has a public house and is the home of Broughton and North Newington Sports and Social Club. There is a highly regarded primary school in the village and the highly acclaimed Warriner School a short distance away in the village of Bloxham.









## Key Features

- Offered For Sale with No Onward Chain
- Village Location on very edge of The Cotswolds. Close to Banbury
- Delightful Cottage
- Garden/Office/Cabin
- Living Room with open fireplace
- Kitchen/Breakfast Room
- Family Bathroom
- Two Double Bedrooms
- Private Rear Garden
- EPC Rating - Band E

**Offers Over  
£300,000**

EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority -  
Cherwell District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee