

LITTLE FORGE

SOUTH NEWINGTON, OXFORDSHIRE



Chipping Norton 6 miles, Soho Farmhouse 4 miles,
Banbury 6 miles direct line to London Marylebone
(70 minutes)

(All distances and times are approximate)

An attractive detached renovated village house with fully landscaped gardens and swimming pool

Ground Floor: Entrance hall • Kitchen/dining room
Pantry • Utility • Two double bedrooms • Adjoining
bath/shower rooms • Double bedroom • Shower room

First Floor: Main bedroom with adjoining bathroom
Double bedroom with adjoining shower room

Outside: Landscaped garden • Swimming pool
Outdoor terraced areas • Outdoor kitchen • Off street
parking for three cars

Butler 
Sherborn

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DESCRIPTION

Little Forge is an outstanding recently renovated house located in the village of South Newington. Offering four en suite bedrooms and an impressive open plan kitchen/dining area. Little Forge would be extremely suitable for many potential purchasers. The house has been beautifully finished to a high standard and is an impressive property ready to enjoy. Underfloor heating and air con throughout the house. The property is spacious and light with generously sized rooms.

OUTSIDE

Little Forge has a fully landscaped garden straight from the kitchen/dining room with superb spaces for outdoor entertaining. There is an outdoor kitchen perfect for the summer months and a swimming pool. Parking for three cars.



SITUATION & AMENITIES

South Newington is a popular village situated between the market towns of Chipping Norton and Banbury. The village has a public house The Duck on Pond which has a popular restaurant, St Peter's is a distinctive 13th Century Norman Church, a village hall and is all centred around the Poleaxe, which is a popular play area, with climbing frames and lots of space for children. South Newington Village has its own website, www.southnewington.co.uk. The village hall holds regular seasonal events along with clubs varying from art to yoga and singing. More specialised facilities can be found nearby at Bloxham including doctor, dental and veterinary surgeries and day to day supermarket. Local primary schools can be found at Bloxham, Hook Norton, Great Tew and Deddington with secondary schools at the Warriner (Bloxham) and Chipping Norton. Prep schools at Kitebrook (Moreton in Marsh), Carrdus (Overthorpe) and St John's Priory (Banbury). Public schools include Bloxham School, Tudor Hall and there are bus services from Deddington. Excellent countryside for walks down the byway and a network of footpaths from the village. From Banbury there is a frequent rail service to London Marylebone (approx. 54 mins) with access to the M40 (J11). Only 4 miles from the popular Soho Farmhouse.

SERVICES

Mains water, electricity and drainage. Gas. Air source heat pump. Security system. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required)..

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.



WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

Cherwell District Council Bodicote House, Bodicote, Banbury OX15 4AA. 01295 227001. www.cherwell.gov.uk

COUNCIL TAX

Band C

VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold office, Tel: 01451 830731 Email: stow@butlersherborn.co.uk or The London Office T 0207 839 0888.

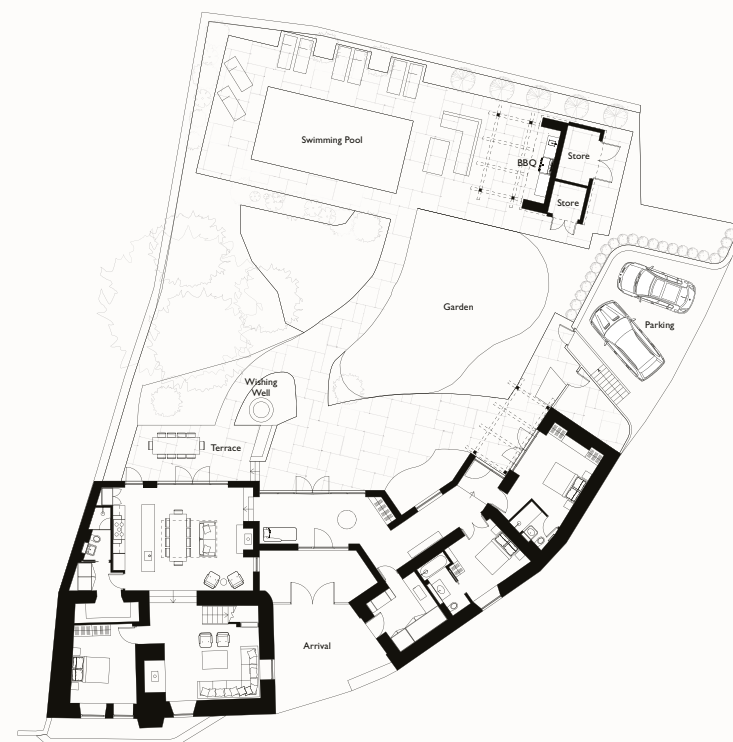
DIRECTIONS (Postcode OX15 4JG)

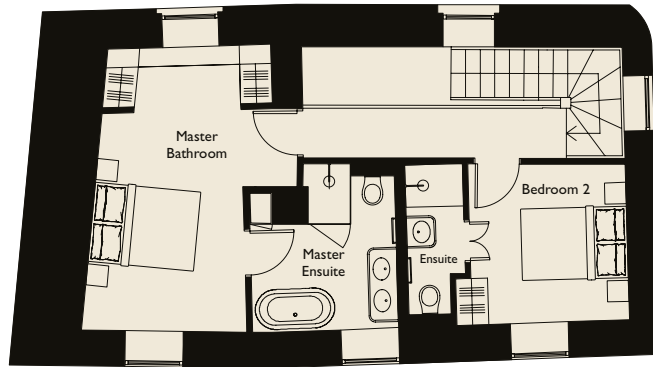
From Stow on the Wold, take the A436 and then the A4300 to Chipping Norton, take the A361 towards Banbury on entering the village of South Newington take the right turn opposite the public house The Duck on the Pond. Continue into the village passing St Peter's Church on the left-hand side. Little Forge is on the left-hand side on the beginning of Moor Lane.

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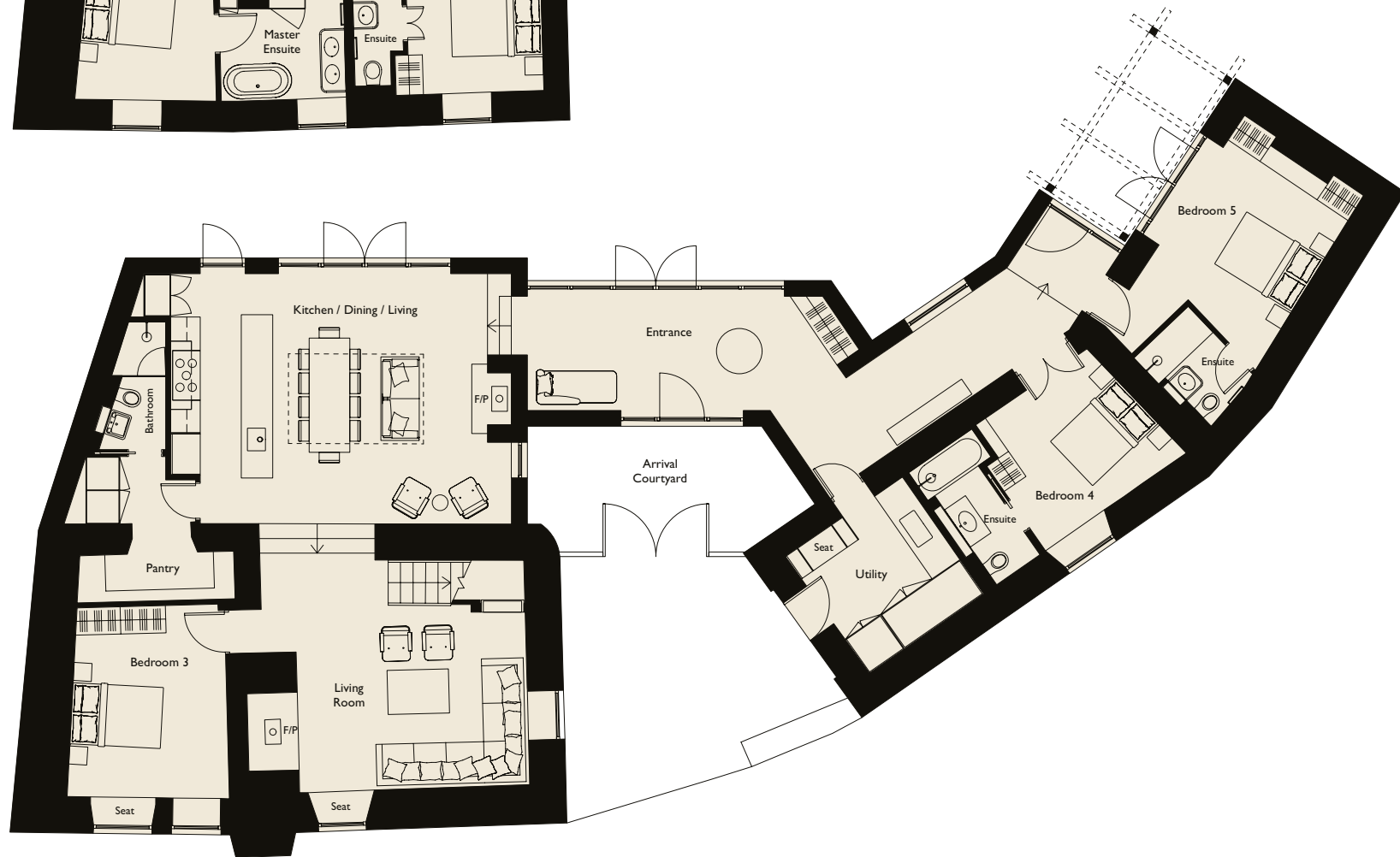
SITE PLAN





First Floor

Kitchen / Dining / Living	7.52 x 5.53m	24.67 x 18.14 ft
Living Room	5.07 x 5.08m	16.63 x 16.7 ft
Master Bedroom	2.80 x 5.38m	9.18 x 17.65 ft
Bedroom 2	2.97 x 3.00m	9.74 x 9.84 ft
Bedroom 3	3.44 x 4.62m	11.28 x 15.15 ft
Bedroom 4	3.57 x 3.15m	11.71 x 10.33 ft
Bedroom 5	4.06 x 3.68m	13.32 x 12.07 ft
Utility	3.11 x 3.12m	10.20 x 10.23 ft
Area	230 sq.m	2475 sq.ft



Ground Floor



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Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. **2.** Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. **3.** Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. **4.** Please discuss with us any aspects which are particularly important to you before travelling to view this property. **5.** Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: June 2024. Particulars written: June 2024. Brochure by wordperfectprint.com

