



JASMINE COTTAGE

SOUTH NEWINGTON, OXFORDSHIRE

**A stylish, immaculate traditional
stone cottage with a large garden,
garage and parking**

Ground Floor: Sitting/Dining Room • Kitchen/Breakfast
Room • Cloakroom

First Floor: Three bedrooms • Bath/Shower Room
Separate Cloakroom

Outside: Garage with storage above • Garden shed
Summer house • Extensive lawns • Parking

All set in 0.33 acres

**Butler
Sherborn**

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DESCRIPTION

Jasmine Cottage has been remodelled over the last few years by the current owner, creating spacious, eye-catching rooms, whilst retaining period features and the character of a village cottage. Period features include the fireplace, exposed beams and window seating. There is a welcoming wood burner and underfloor heating in the ground floor rooms. The kitchen is well appointed and has a generous area for a table and chairs.

This detached traditional cottage is thought to date from the 1700's and extended in the late 1970's. It is not Listed, it is located in the village Conservation Area.

The main cottage has scope to extend to the rear, subject to the necessary consents. The separate, detached stone garage with double wooden doors was built in the 1960's and has a useful storage above, which also offers potential. This wonderful cottage is complimented by a spacious garden with a large flat lawn, enclosed by some stone walls, it is perfect for a family with pets. The view to the Saint Peter's Church bell tower is rather special.

The rear garden has a number of well stocked flower and shrub beds, a flower bed planted with a variety of shrubs incorporates a feature Cotswold stone well. The wooden summerhouse has a paved terrace, there is a useful garden shed and a coal store.

South Newington is a popular village situated between the market towns of Chipping Norton and Banbury. The village has a pub The Duck on the 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 for children. The village hall holds regular seasonal events along with clubs varying from art to yoga and singing.





There is a pop-up Post Office in Barford village every Thursday afternoon, 2.45 to 4.15pm with postal and banking services. More specialised facilities can be found nearby at Bloxham including doctor, dental and veterinary surgeries and day to day supermarket. There are bus services from Chipping Norton and Banbury. Excellent countryside for walks down the byway and a network of footpaths from the village.



Pubs

The Duck on the Pond 0.2 miles
Falkland Arms, Great Tew 3.4 miles
The Boxing Hare, Chipping Norton 2.3 miles



Schools

Bloxham School 2.7 miles
The Warriner School Bloxham 3.2 miles
Tudor Hall (Girls) School 4.3 miles



Stations

Banbury to Marylebone 6.5 miles
Kingham to Paddington 12.6 miles



Members Clubs

Soho Farmhouse 5.6 miles
Daylesford Organic, Spa and Bamford 14.2 miles

SERVICES

Mains water, electricity and drainage. Electric heating. Broadband is connected. Underfloor heating in the ground floor rooms. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES AND 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 quasieasements 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
01295 227001
www.cherwell.gov.uk

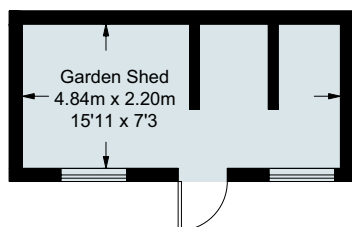
COUNCIL TAX: Band E



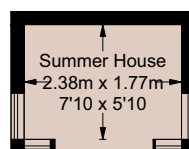
Summer 2024



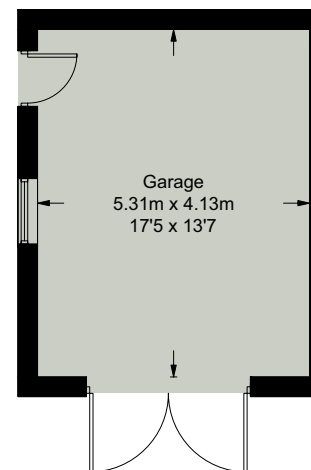
[Dashed line] = Reduced headroom below 1.5m / 5'0



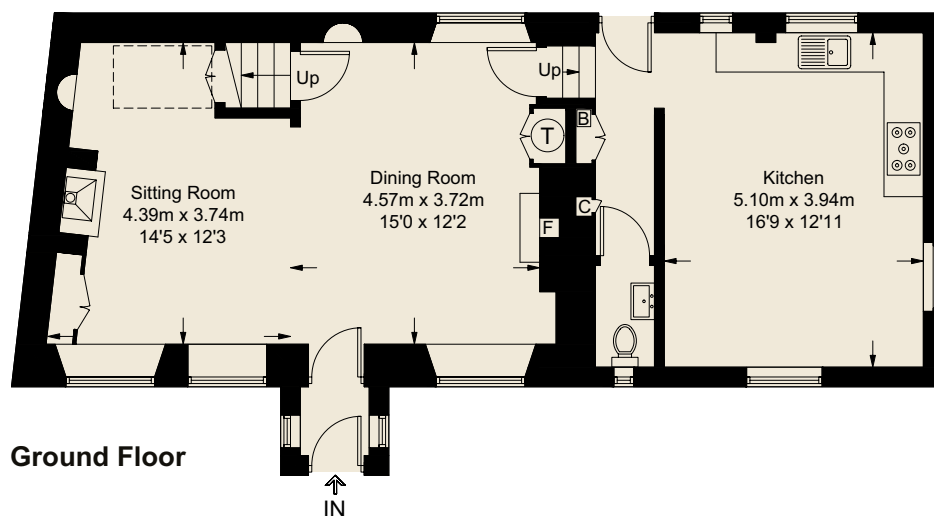
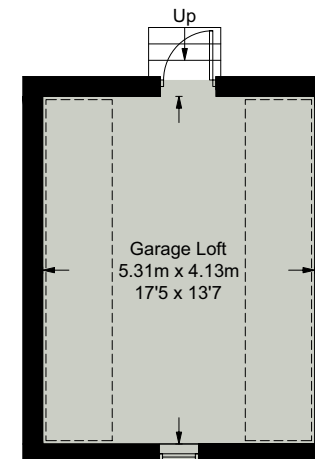
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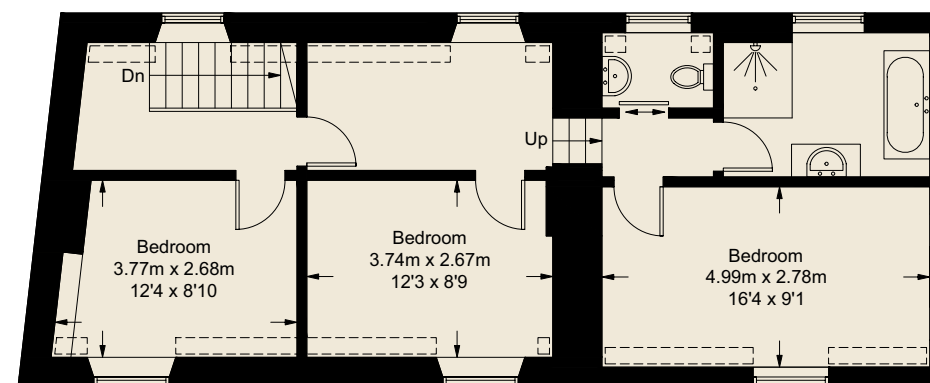
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Approximate Gross Internal Area = 129.6 sq m / 1395 sq ft

Outbuildings = 59.5 sq m / 640 sq ft

(Including Garage)

Total = 189.1 sq m / 2035 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID747875)



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 (OX15 4JQ)

From Chipping Norton, take the A361 towards Banbury on entering the village of South Newington take the right turn opposite The Duck on the Pond. Continue into the village passing St Peter's Church on the left-hand side. Jasmine Cottage is on the left-hand side on the beginning of Moor Lane, which is a no-through road.

what3words: flank.dance.etchings

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