



Main Street, North Newington, OX15 6AJ

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**

Hallway

Kitchen

12'9" x 10'7"

Living Room

12'9" x 13'7"

Bathroom

7'7" x 6'2"

On the First Floor

Bedroom One

12'9" x 10'7"

Bedroom Two

12'9" x 10'5"

Outside

Office/Gym

15'10" x 9'4"

General Information

Services

Mains water, drainage, and electricity are connected to the property. No tests have been undertaken to the service installations. Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase. Oil Central Heating is installed at the property.

Council Tax

We understand that the property has been placed in band C with Cherwell District Council.

Fixtures and Fittings

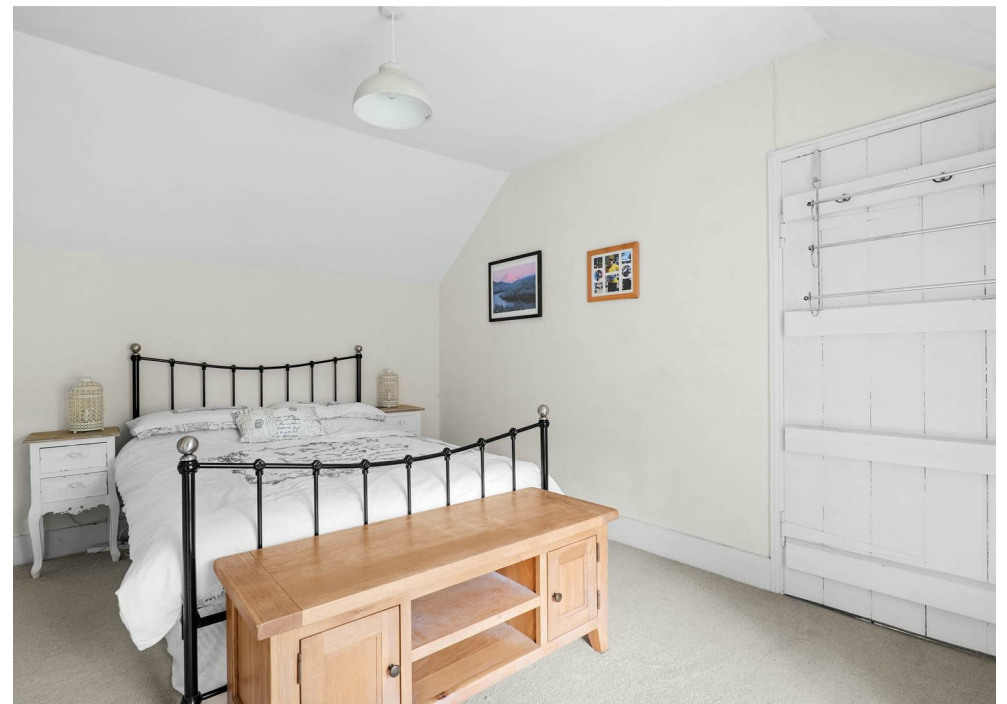
All items mentioned in these particulars are included in the sale price, all others are expressly excluded.

Tenure

We understand that the property is for sale Freehold

Viewings

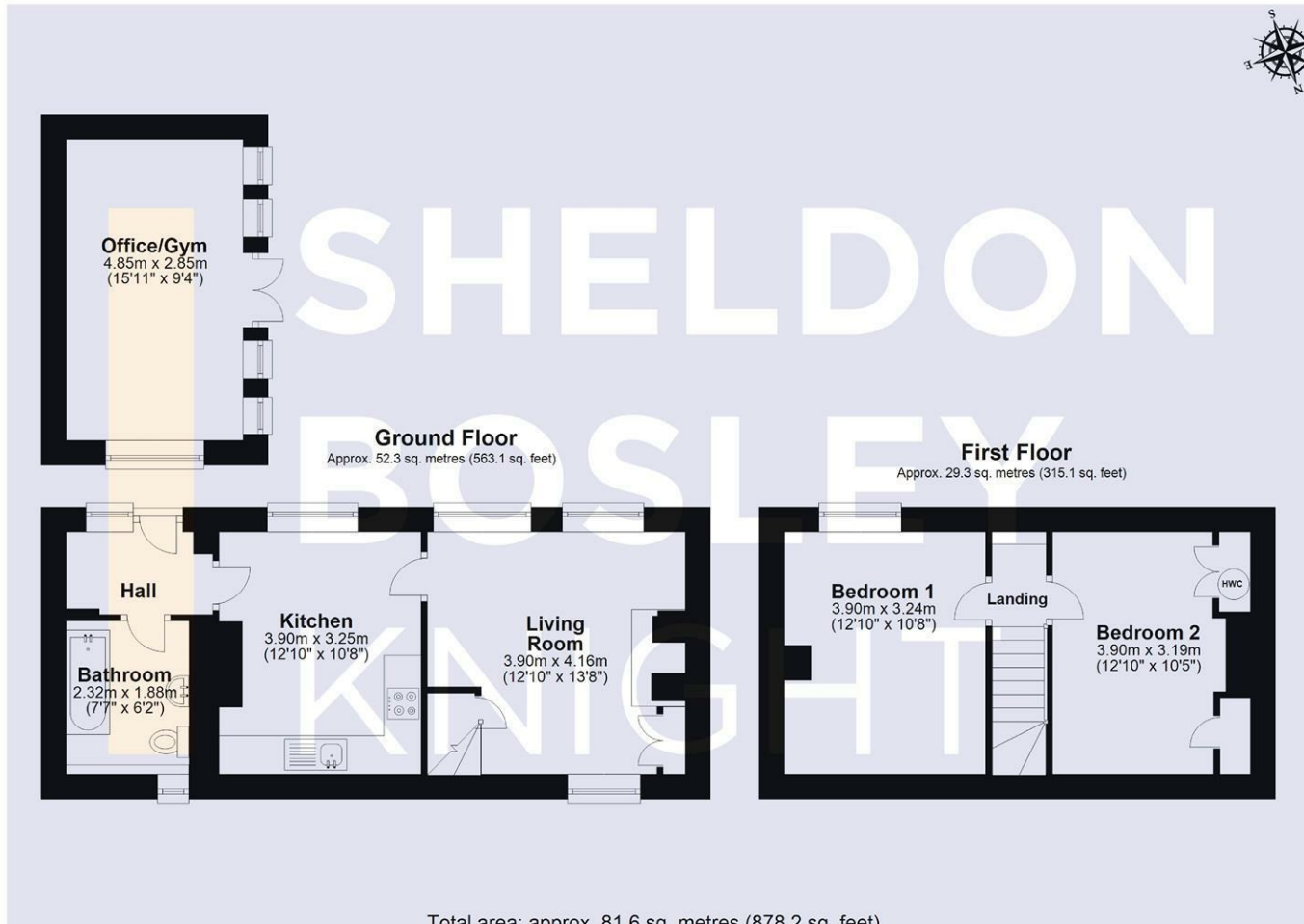
Viewings strictly by appointment with the Agents.







Floorplan



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.