



Brick Cottage
South Newington



ROUND & JACKSON
ESTATE AGENTS



Brick Cottage, South Newington

Banbury, Oxon, OX15 4JW

£299,950

An individual period cottage with a large driveway and a private rear garden located within this sought after village.

The Property

Brick Cottage is a unique period cottage which is located on the main road within this highly sought after village. The property has a large driveway to the front and a private lawned garden at the rear. The accommodation is beautifully presented with modern fittings in the kitchen/diner and shower room. On the ground floor there is an entrance porch, a kitchen/dining room, an inner hall, a modern shower room and a sitting room. On the first floor there are two double bedrooms. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Porch

Door to front and door to kitchen/dining room.

Kitchen/Dining Room

A spacious kitchen with ample space for dining furniture. The kitchen has been re-fitted with modern eye level cabinets and drawers with work surfaces over. There is an inset sink and draining board, an induction hob with extractor over and oven beneath. Space for a fridge-freezer and washing machine.

Shower Room

Re-fitted with a smart modern suite and attractive tiling. Single shower cubicle, wash hand basin and W.C.

Hallway

Doors to the sitting room and shower room, useful store cupboard currently housing the tumble dryer.

Sitting Room

Wood effect flooring, fireplace with wood burning stove, and windows to the front and side.

Bedroom One

A large double room a window to the front, an airing cupboard and a hatch to the loft space.

Bedroom Two

A double room with a window to the front.

Outside

To the front of the property there is a large driveway which provides parking for several vehicles. To the rear there is a private garden which is laid to lawn and has a paved seating area.

Directions

Leave Banbury on the main A361 and head towards Chipping Norton. Drive directly through Bloxham and turn right at the mini roundabout. Continue past the petrol station on your left. Continue for around two miles until you arrive at South Newington. Continue past the Duck on The Pond and meander through the village where the property will be found on your left hand side just before the right hand turn for Wigginton.

Situation

South Newington is a pretty and popular village located 5 miles south-west of Banbury. Within the village you will find St Peters Church, a village hall and childrens play area. The popular Duck on the Pond public house is under new management and has an excellent reputation for fine dining. Bloxham is just 2 miles away and offers a wide range of amenities including shops, three public houses, a stunning parish church, post office, a doctors and dental surgery and a regular bus service. There are both primary and secondary schooling with 6th form and the world renowned Bloxham boarding school. Banbury is just 5 miles away, Chipping Norton 8 miles, Oxford 26 miles. From Banbury Oxford is just 17 mins away by train and London, Marylebone just 55 mins, Soho Farmhouse is under 3 miles away.

Services

All mains services connected with the exception of gas. There is a septic tank which is shared with and located in the driveway of neighbouring property. Electric heating.

Local Authority

Cherwell District Council. Tax band C.

Tenure

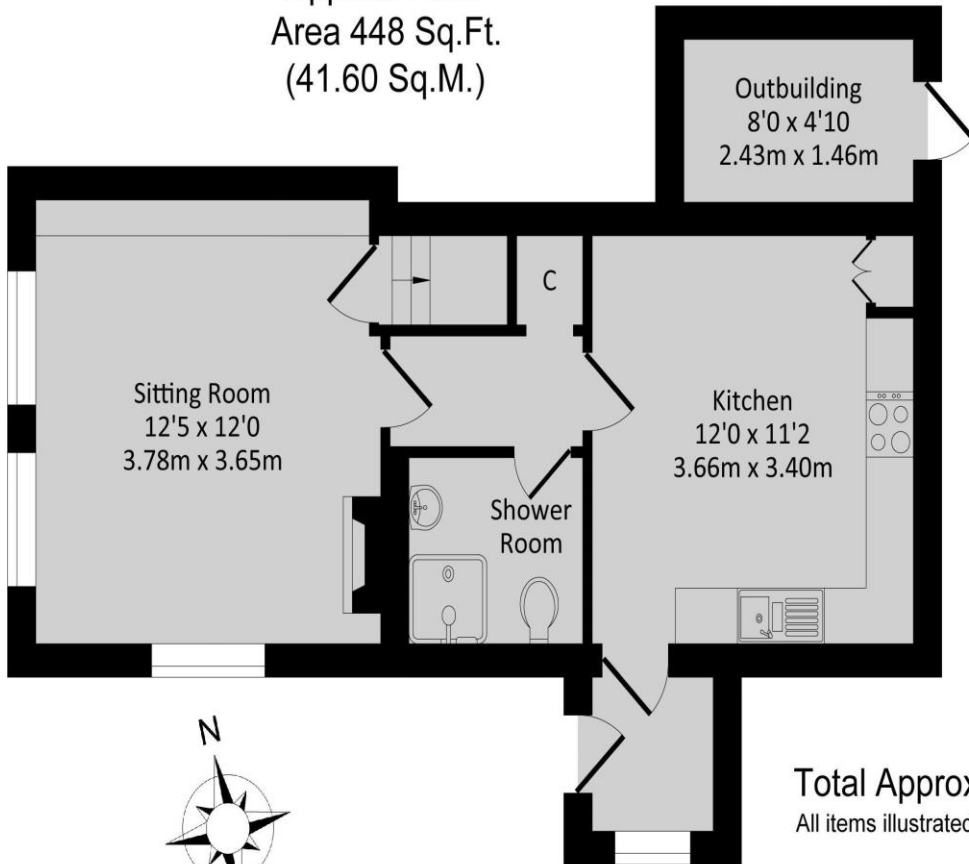
A freehold property.

Viewing Arrangements

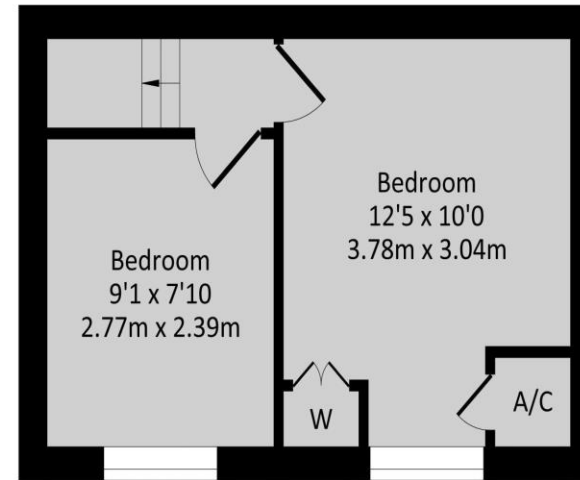
By Prior agreement with Round & Jackson.



Ground Floor
Approx. Floor Area 448 Sq.Ft.
(41.60 Sq.M.)



First Floor
Approx. Floor Area 219 Sq.Ft.
(20.30 Sq.M.)



Total Approx. Floor Area 667 Sq.Ft. (61.90 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



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