



Rose Cottage

Guide Price £750,000
Adderbury OX17

Discover 'Rose Cottage', a picturesque stone built cottage nestled in the oldest part of Adderbury village. Boasting five bedrooms, this character-filled home offers a blend of tradition and modern comfort.

- Beautiful stone built character home
- Approx 2421 sq ft
- 5 bedrooms, 3 reception rooms
- Separate workshop
- Off-street driveway parking
- Garden overlooking fields
- Popular location within Adderbury
- EPC rating E & council tax band D
- Tenure Freehold
- Photographs and brochure dated March 2024



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





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As you step through the inviting entrance, you're greeted by the warmth of a home that seamlessly blends character with convenience. The ground floor offers a generous three reception rooms, the snug a particular favourite with an open fireplace. The large kitchen / living space toward the rear is an excellent area for entertaining or enjoying time with the family, and there is also an additional office space, boot room and downstairs bathroom on this level. The first and second floors enjoy five bedrooms, the principle of which benefits from a dressing room adjacent, all providing ample space for family and guests alike. Each room exudes its own unique charm, with cozy corners and elegant touches throughout.

Outside, the property offers the convenience of off-street parking, ensuring effortless arrivals and departures. Additionally, a separate workshop provides versatility and space for creative pursuits or practical endeavours, catering to a variety of needs and hobbies.

The garden overlooks open fields giving a real sense of space and privacy; idyllic surroundings with quintessential countryside appeal.

Adderbury, a popular Oxfordshire village nestled amidst the scenic countryside nearby, renowned for its historic charm and vibrant community. Adderbury offers a picturesque setting for those seeking a tranquil yet connected lifestyle. The village enjoys a host of amenities including a choice of pubs, a village shop, squash and tennis clubs. A local primary school proves a popular choice for young families and the nearby Warriner school in Bloxham, as well as a choice of private schools, gives families a healthy choice for education. Nearby train stations in Banbury and Bicester provide regular services to London in under an hour.

- Tenure: Freehold
- Local Authority: Cherwell
- Council Tax Band: D
- Utilities: Mains gas, electric, Drainage & water



Rose Cottage, New Road, Banbury, Oxfordshire
 Approximate Gross Internal Area
 Main House = 225 Sq M/2421 Sq Ft
 Outbuilding = 25 Sq M/269 Sq Ft
 Total = 250 Sq M/2691 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC