



Challoner House

Warkworth, OX17

Guide Price £1,350,000

Positioned in a serene and picturesque rural setting, Challoner House offers the perfect blend of charm, space, and tranquility. This substantial detached family home is beautifully presented and boasts an enviable location beside a 13th century historic church, providing a unique and scenic backdrop.



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES



Challoner House

Warkworth, OX17

- Substantial family home
- Approx 1.44 acres
- Beautifully presented
- Gravel drive with generous parking
- Tenure Freehold
- Picturesque rural setting
- Character features
- Reception with vaulted ceiling
- Large carport / outbuilding
- Council Tax G & EPC Rating D



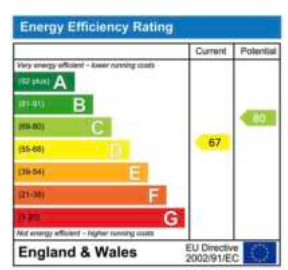
Set within 1.44 acres of meticulously maintained grounds, Challoner House offers generous parking and ample outdoor space for relaxation and recreation. The property is surrounded by open farmland, affording pretty, unobstructed views and an abundance of lovely countryside walks right at your doorstep.

Inside, the home features four spacious bedrooms and expansive living areas, including a wonderful reception room with a striking vaulted ceiling and an overlooking gallery that adds a touch of grandeur. The eat-in family kitchen is perfect for casual dining, while the formal dining room offers an elegant space for entertaining. Additionally, the property includes a practical utility room for added convenience.

Challoner House is the ideal retreat for those seeking a private and peaceful lifestyle in a beautifully presented home with ample space both indoors and out. Discover the charm and tranquility of this exceptional property in the heart of the countryside.

Warkworth is a small community in the picturesque countryside on the Oxfordshire / Northants border. Known for its historic church and beautiful rural landscapes, Warkworth offers a peaceful retreat from the bustle of urban life. The village enjoys a good sense of community and provides easy access to lovely countryside walks and open farmland. Despite its rural setting, Warkworth is conveniently located near Middleton Cheney and Banbury, offering a range of amenities, schooling and excellent transport links; London Marylebone is accessible from Banbury station in under an hour. Ideal for those seeking a serene lifestyle in a quintessential English village, Warkworth is a hidden gem in the heart of the countryside.

Tenure: Freehold
 Local Authority: South Northants
 Council Tax Band: G
 Utilities: Mains electric & water. Ground source heating, private drainage (meeting current regulations).





Challoner House Warkworth, Banbury, Northamptonshire
 Approximate Gross Internal Area
 Main House = 287 Sq M/3091 Sq Ft
 Outbuilding = 37 Sq M/401 Sq Ft
 Total = 324 Sq M/3492 Sq Ft



Outbuilding

Ground Floor

First Floor

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.