



Connells

Court Close
Warmington Banbury



Property Description

Warmington is an attractive conservation village between Banbury and Warwick. The village has a popular public house and a prominent Church with a pretty duck pond and green area to the centre. There are good shopping facilities at the nearby centres of Banbury, Leamington Spa and Warwick. Communications to the area include the M40 motorway giving access to London or Birmingham as well as a regular train service to London and Birmingham via the Banbury Train Station.

Entrance Hall

Lounge

15' 11" x 11' 11" (4.85m x 3.63m)

Double glazed window to the front aspect. Fireplace with wood burner. Doorway into Garden/Reception room.

Kitchen/ Breakfast Room

15' 11" x 10' 8" max (4.85m x 3.25m max)

Double glazed window to the front & rear aspect. Offering a range of wall & base mounted units with worksurfaces over and incorporating a stainless steel sink/drainer unit with full tile splashbacks. Built in electric oven with ceramic hob and housed cookerhood. Integrated slimline dishwasher. Archway from Entrance hall and door into Garden room. Understairs storage cupboard.

Garden/ Reception Room

15' x 13' 6" (4.57m x 4.11m)

Double glazed window to the rear aspect with patio doors leading to the rear garden. additional side door. Exposed rear stone and door into cloakroom. Storage Heater.

Cloakroom

Window to the rear aspect. Low level wc and wash hand basin.

First Floor

Bedroom One

12' 1" x 10' 2" (3.68m x 3.10m)

Double glazed window to the rear aspect. Eaves storage and open clothes wardrobe. Storage heater.

Bedroom Two

11' 11" x 10' (3.63m x 3.05m)

Double glazed window to the front aspect with views over the front and countryside beyond. Cupboard.

Bedroom Three

12' 6" x 6' 8" plus Door Recess (3.81m x 2.03m plus Door Recess)

Double glazed window to the front aspect with views over the front and countryside beyond. Storage Heater.

Bedroom Four

9' x 7' 6" (2.74m x 2.29m)

Double glazed window to the rear aspect. Storage Heater.

Bathroom

Double glazed window to the rear aspect. Suite comprises of a paneled bath with shower, low level wc and wash hand basin. Fully tiled around bath area and shower screen.

Attic Room

19' 8" x 10' 2" max (5.99m x 3.10m max)

Access via loft ladder and having two dormer windows with views over countryside to the front aspect.

Outside

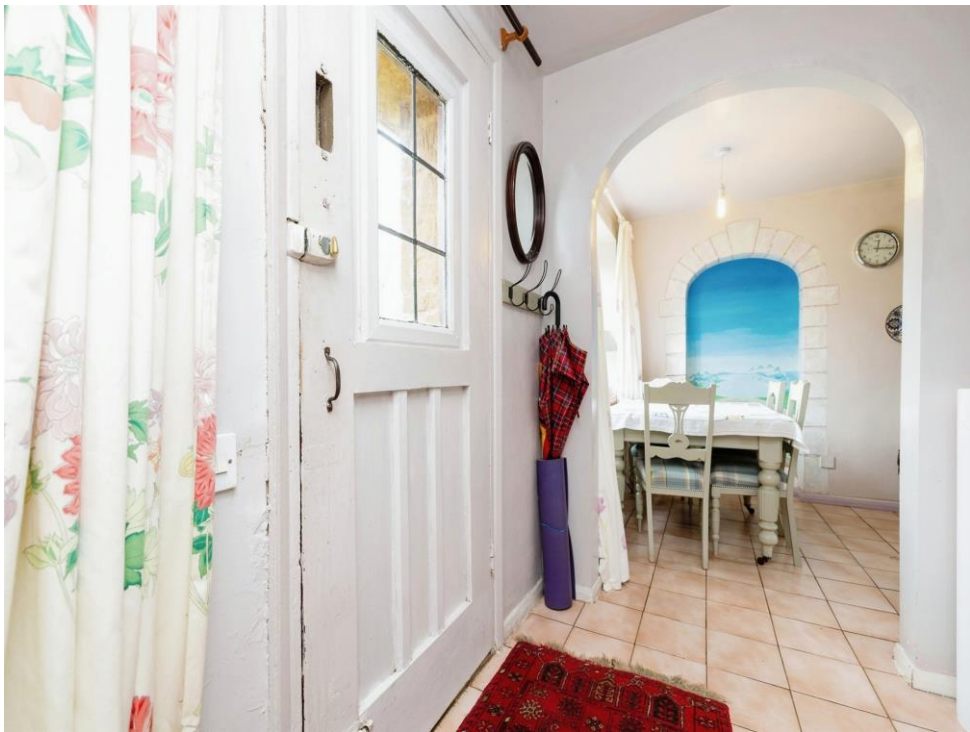
Front Garden

An established front garden with a range of planting and block paved driveway. Pathway to front entrance door and access to the rear garden.

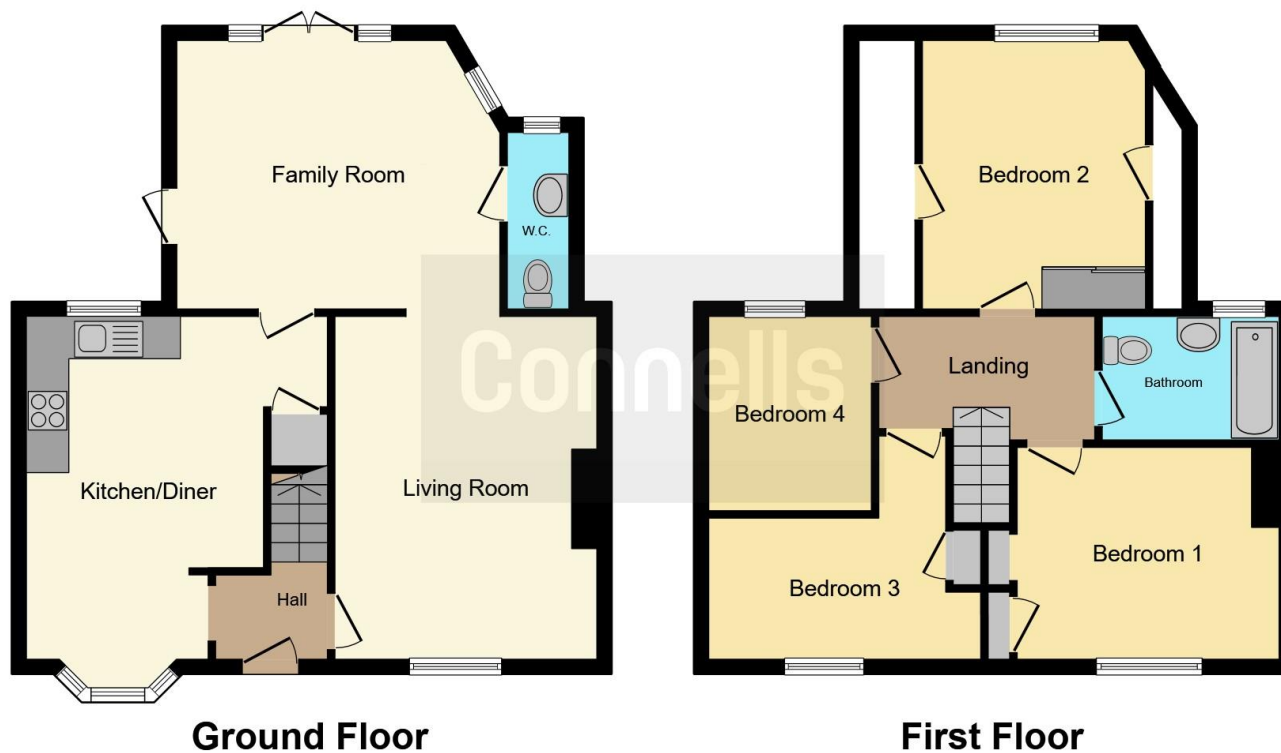
Rear Garden

A landscaped rear garden with patio area, pond and in sections rising with established planting on a tiered garden. Shed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

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Tenure: Freehold

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