



Connells

Mount Pleasant
Wardington Banbury

Mount Pleasant Wardington Banbury OX17 1SL

for sale
£425,000



Property Description

Jalna, 4 Mount Pleasant, Wardington, OX17 1SL is a charming and substantially extended semi-detached cottage offering an impressive 1,502 sq ft of internal living space—a footprint that exceeds many five-bedroom properties in the area.

This thoughtfully designed home combines character features with modern comforts, making it ideal for families seeking space, privacy, and village life.

Set in the picturesque village of Wardington, the property enjoys a peaceful setting with countryside views and excellent access to Banbury, the M40, and local schools.

Inside, the home opens with a welcoming entrance porch leading into a spacious kitchen diner, complete with solid oak flooring, a Rayburn stove for central heating, and ample room for entertaining.

A unique feature is the glass-covered well beneath the stairs, adding charm and character.

The lounge is warm and inviting, with a Hornton stone feature wall, log burner, and double doors opening into a bright conservatory overlooking the garden. A downstairs WC and utility area add practicality.

Upstairs, the master bedroom benefits from an ensuite shower room, while two further bedrooms and a family bathroom complete the accommodation.

The southwest-facing rear garden is larger than average, backing onto a recreation field and offering excellent privacy and outdoor space.

Entrance Hall

A practical and welcoming space with storage for coats and shoes, leading directly into the kitchen diner.

Kitchen/Dining Room

18' 4" x 13' (5.59m x 3.96m)

A spacious and characterful heart of the home, featuring solid oak flooring, wood base and eye-level units, built-in shelving, breakfast bar, and a Rayburn stove that powers the central heating. There's ample room for a dining table and chairs, with two front-facing windows and an open flow into the hallway. A unique glass-covered well beneath the stairs adds a charming focal point.

Cloakroom/Utility Room

6' 5" x 5' 1" (1.96m x 1.55m)

Conveniently located off the hallway, this cloakroom includes a WC, wash hand basin, and space/plumbing for a washing machine with worktop over. Finished with solid oak flooring and a side-facing window.

Lounge

14' 11" x 12' 6" (4.55m x 3.81m)

A warm and inviting living space with a Hornton stone feature wall, solid oak flooring, and a log burner set within a fireplace. Floor-to-ceiling rear window and double doors lead into the conservatory, creating a seamless indoor-outdoor flow.

Conservatory

13' 4" x 9' 2" (4.06m x 2.79m)

Bright and spacious, with double-glazed windows and roof, offering panoramic views of the garden. Ideal for relaxing or entertaining, with doors opening directly onto the southwest-facing rear garden.

First Floor Landing

Flooded with natural light from two Velux windows, the landing provides access to all bedrooms and the family bathroom.

Bedroom One

10' 3" x 15' 2" (3.12m x 4.62m)

A comfortable double room overlooking the rear garden, complete with an ensuite shower room.

Ensuite

Fitted with a white suite including a corner shower unit, WC, and wash hand basin. Side window, radiator, and extractor fan complete the space.

Bedroom Two

12' 11" x 9' 10" (3.94m x 3.00m)

A generous double bedroom with a front-facing window.

Bedroom Three

13' x 8' 1" (3.96m x 2.46m)

A large single bedroom with front-facing window, loft hatch, and airing cupboard housing the hot water tank.

Family Bathroom

Well-appointed with a white suite comprising bath, WC, and wash hand basin. Heated towel rail and side-facing window.

Outside

Garage

18' 7" x 9' 5" (5.66m x 2.87m)

Single garage with up-and-over door, light and power. To the rear is an external store room fitted with a WC and wash hand basin—ideal for garden use or conversion potential.

Front Garden & Parking

Small front garden with off-road parking for two vehicles.

Rear Garden

A standout feature—southwest-facing, larger than average, and backing onto a recreation field. Mostly laid to lawn with mature shrubs, a path, and a patio seating area. Private and peaceful.









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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 Band: C

Tenure: Freehold

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