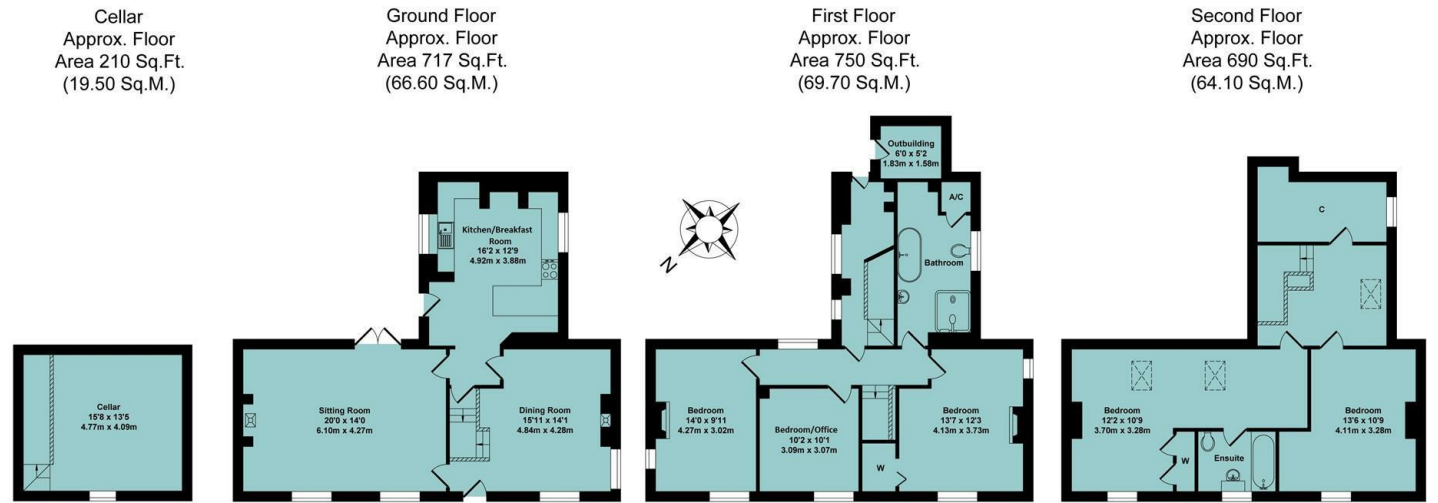


**Agents Note**

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

**Referral fees**

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Total Approx. Floor Area 2367 Sq.Ft. (219.90 Sq.M.)  
 All items illustrated on this plan are included in the "Total Approx Floor Area"

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

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk  
 31-32 High Street, Banbury, Oxfordshire OX16 5ER



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Bagend House,  
 Wardington



# Bagend House, Wardington, Oxfordshire, OX17 1SP

## Approximate distances

Banbury 5 miles  
Junction 11 (M40 motorway) 4 miles  
Oxford 26 miles  
Stratford upon Avon 29 miles  
Leamington Spa 18 miles  
Brackley 12 miles  
Banbury to London Marylebone by rail approx 55 mins  
Banbury to Birmingham by rail approx 50 mins  
Banbury to Oxford by rail approx 17 mins

**A HANDSOME STONE BUILT DETACHED VICTORIAN HOUSE WITH RECENTLY REFRURBISHED ACCOMMODATION OVER THREE FLOORS INCLUDING FIVE BEDROOMS IDEAL AS A FAMILY HOUSE WHICH OFFERS ELEGANCE AND VERSATILITY**

**Entrance, sitting room, dining room, re-fitted kitchen, cellar, hall and utility area, four bedrooms (one ensuite), family bathroom, fifth bedroom/office, further room plumbed for additional shower room, gas central heating via radiators, generous rear garden and off road parking. Energy rating D.**

**Guide Price £700,000 FREEHOLD**



## Directions

From Banbury proceed in a northerly direction toward Daventry (A361). From Junction 11 of the M40 motorway continue for approximately 3 miles and continue to Wardington. Bagend House will be found as the first property on the right hand side.

## Situation

Wardington is a picturesque stone-built village located in unspoilt undulating countryside. Village amenities include a parish church, public house and village hall. The nearby town of Banbury provides more extensive shopping and leisure facilities. There is a range of well regarded state and private schools in the area including Chacombe primary school, Chenderit School, Carrdus, Winchester House, Bloxham School and Tudor Hall. Communication links are excellent with the M40 (J11) being only 4 miles away, Banbury station has regular trains to London Marylebone, Oxford and Birmingham.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

\* An imposing stone built detached Victorian village residence which we believe dates back to circa 1850. It occupies a prominent position in this charming and popular village.

\* Bagend House offers extensive accommodation over three floors which has over recent years been updated and refitted as part of a refurbishment programme.

\* Located within the conservation area it is accessible to country walks.

\* With five bedrooms, two bathrooms, two reception rooms and a cellar this property offers versatility and will suit large families and home workers alike.

\* Spacious double aspect sitting room with fitted wood burner.

\* Elegant dining room also with double aspect, Victorian fireplace and wood burner.

\* Re-fitted kitchen/breakfast room with shaker style units, stone floor and double aspect.

\* Three first floor double bedrooms and a large refitted luxury bathroom with roll top bath, large walk-in shower, wash hand basin and WC, heated towel rail, radiator and window.

\* Two further second floor double bedrooms one of which has a refitted ensuite bathroom.

\* On the second floor there is an additional room which is plumbed to create a further shower room if required. Alternatively it could be finished as a study or store room is preferred.

\* There is a side entrance with a large utility hall which offers separate access to the property for extended family, guests or staff.

\* There is shared vehicular access at the side of the property and a private drive offers generous off road parking.

\* There is a rear garden where there is a raised lawn surrounded by well stocked borders. In addition there is an external garden store by the side entrance. A patio area offers a secluded place in which to relax.

## Services

All mains services are connected.

## Local Authority

Cherwell District Council. Council tax band F.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

## Energy rating: D

A copy of the full Energy Performance Certificate is available on request.