

COLEBROOK SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT



OXHILL

THE OLD BAKEHOUSE MAIN STREET OXHILL WARWICKSHIRE CV35 0QR

9 miles from Stratford-upon-Avon, 11 miles from Banbury,
15 miles from Warwick and Leamington Spa and 7 miles
from Junction 12 of the M40 motorway at Gaydon

A CHARMING CHARACTER TWO BEDROOM COTTAGE IN THE HEART OF THE VILLAGE

- Sitting Room
- Kitchen Dining Room
- Utility
- Two Double Bedrooms
- Bathroom
- Enclosed Garden
- EPC Band E

VIEWING STRICTLY BY APPOINTMENT

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Oxhill is a popular South Warwickshire village, surrounded by attractive countryside which offers a variety of outdoor pursuits including, walking, riding and cycling. The village offers a popular Public House and Church, whilst the neighbouring village of Tysoe has a primary school, village stores and post office. The mainline railway providing fast, frequent connections to London Marylebone is at Banbury, whilst Junction 12 of the M40 is at Gaydon (7 miles) linking Birmingham and the West Midlands to the North, London and the South-East to the South.

The Old Bakehouse is positioned in the heart of the village and comprises a spacious attached period cottage presented to an excellent standard. Having been previously let the property offers an ideal investment opportunity, first time buyers' home or holiday home in a quiet rural village with access to Stratford-upon-Avon, and The Cotswold Hills.

GROUND FLOOR

Sitting Room with oak parquet flooring, outlook to the front of the property and multi-fuel stove set to flagstone hearth. **Inner Hall** with tiled floor and under stairs storage cupboard. **Kitchen/Dining Room** outlook and glazed door to rear garden. Fitted with white gloss fronted kitchen units to two walls under L-shaped worktop. Inset stainless steel single bowl single drainer sink with mixer tap over. Range of built-in drawers and cupboards under, space and plumbing for dishwasher, inset electric hob with extractor hood over and single electric oven

under. Space for under counter fridge. Tiled floor. **Utility Room** fitted with a single worktop to one wall with space and plumbing for washing machine under. Wall mounted cupboard tiled floor.

FIRST FLOOR

Staircase rises to **Landing** with access to loft space and obscured glazed window to side. **Bedroom One** outlook to the front of the property. **Bedroom Two** outlook to the rear of the property. **Bathroom** fitted with white suite comprising panelled bath with mixer tap, close coupled WC, wall-mounted wash hand basin and corner shower cubicle with glazed sliding doors. Tiled walls, tiled floor, towel radiator and obscured glazed window to side.

OUTSIDE

To the rear of the property, a concrete patio adjoins the glazed kitchen door and leads to a fully enclosed garden laid to lawn with timber fencing either side. NB Access to the garden is through the property only.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected. Mains Oil fired central heating.

Ofcom Broadband availability: *Ultrafast*.

Ofcom Mobile coverage: *O2, 3, EE*.

Council Tax

Payable to Stratford District Council, Listed in Band C

Energy Performance Certificate

Current: 54 Potential: 78 Band: E

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, vendor overseas, significant events.

Directions

postcode CV35 0QR

From the village centre and the Peacock Inn, proceed South along Main Street where the property will be found on the left hand side identified by our For Sale board.

What3Words:

///snippet.beards.blurs

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

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