



WYTTS END, 2 CROPREDY LANE, WILLIAMSCOT, NR BANBURY

SECCOMBES

ESTATE AGENTS

WYTTS END
2 CROPREDY LANE, WILLIAMSCOT
NR BANBURY, OXFORDSHIRE
OX17 1AD

Situated 4 miles to Banbury, 4 miles to junction 11 for Gaydon, 14 miles junction 10 for Bicester of the M40 motorway, Leamington Spa is 18 miles, Warwick 24 miles, Stratford upon Avon 28 miles and Oxford 30 miles away.

CHARMING SPACIOUS GRADE II LISTED STONE COTTAGE OFFERING GREAT POTENTIAL WITH DOUBLE GARAGE, OFF ROAD PARKING AND LARGE PRINCIPALLY LAWNED GARDEN.

Entrance Hall, Sitting Room, Garden Room, Dining/Kitchen, Bathroom, Landing, Two Double Bedrooms, Two Attic Rooms, Oil-Fired Central Heating, Double Garage With Loft Over, Off-Road Parking, Attractive South West Facing Garden.

Viewing through:
Seccombes Estate Agents, Shipston on Stour
T: 01608 663788 E: shipston@seccombesea.co.uk
www.seccombesestateagents.co.uk



Williamscot is a popular and attractive hamlet well located in the north Oxfordshire countryside a short distance from Banbury, junction 10 of the M40 and from where there is a mainline train service into London Marylebone in just under an hour.

The neighbouring village of Cropredy (about two miles away) offers a local shop, two pubs, surgery and marina on to the South Oxfordshire Canal, together with the fine Church and a popular primary school.

The local centres of Banbury, Warwick and Leamington Spa, Stratford upon Avon, Birmingham and Bicester are easily accessible and offer a more comprehensive range of shopping, leisure and schooling facilities.

Wytt's End is a charming grade II listed detached stone cottage well located in the hamlet of Williamscot, understood to date from the 17th century.

The property offers spacious and well-proportioned accommodation that offers potential to update, modernise and extend (subject to obtaining the necessary planning consents) to create a fine home. Features within the cottage include an open fireplace, stone mullion windows with leaded lights, window seat and shutters.

Outside the garden is situated to the back, is south-west facing and runs down to a wooded area with a more formal garden immediately adjoining the cottage, beside which is a double garage with off road parking in front and loft over. The accommodation briefly comprises:



Entrance Hall stairs to first floor.

Sitting Room with open fire with stone surround, dressed stone mantel shelf with built-in shelved display alcoves to either side, stone mullion window with leaded lights, window seat and shutters. Double leaded light window to **Garden Room** with quarry tiled floor, leaded light doors to garden.

Dining/Kitchen fitted by Nichols from Banbury, is well-appointed and includes ample fitted base units with granite work surface over, Franke sink, Neff electric oven with LPG four-ring Neff gas hob over and Bosch extractor hood above, built in fridge/freezer, built-in Neff dishwasher, two-hob double oven, oil-fired Rayburn with back boiler for central heating and hot water, ceramic tiled floor, understairs **Store Cupboard**.

Stable door to side **Porch/Utility** area with the base unit and plumbing for washing machine.

Bathroom part tiled and well-appointed with bath, separate shower, double wash hand basins with built in cupboards under and mirrors over, w.c., ceramic tiled floor.

First floor **Landing** with access to attic with loft ladder.

Bedroom One double-aspect with painted stone mullion window with leaded lights.

Bedroom Two double aspect with exposed beam, stone mullion window with leaded lights.



Loft ladder access to second floor **Attic Rooms** with store cupboard, eaves storage.

An important feature of the property is the double garage and garden.

Situated to the western end of the property a tarmac driveway offering off road parking for 3/4 cars leads down to a detached **Double Stone Garage** with power and light connected and stairs leading up a loft room with built-in work surface.

Immediately beside the driveway and garage is a split-level **Formal Garden** about 47'0"/14.32m deep x 35'0"/10.66m wide split-level with a lawned area leading down to a stone patio with open-fronted summer house, rockery garden and fish pool.

Beyond is a further garden area about 134'0"/40.85m deep, 45'0"/13.71m wide with a raised vegetable garden, beyond which the garden is principally lawned and slopes down to a wooded area. **Greenhouse**.

Situated behind the garage is the oil tank.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.



Council Tax

This is payable to Cherwell District Council. The property is listed in band E.

Fixtures and Fittings

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

Services

Mains electricity, water and drainage are connected to the property. Rayburn oil-fired boiler for central heating and hot water.

Directions

On entering Williamscoth from Cropredy, Wyatts End is on the right.

Postcode OX17 1AD

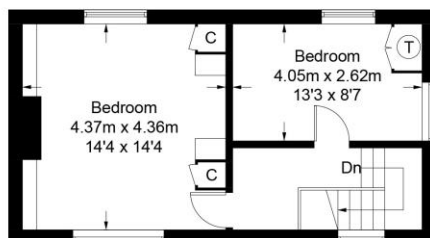
What Three Words ///sway.gashes.trainers

IMPORTANT NOTICE

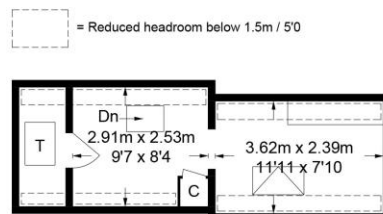
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have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

MFF/S3252/F005/12.09.2025

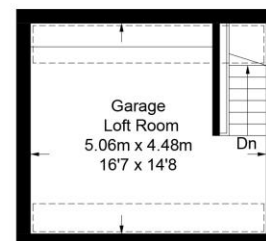
FLOOR PLANS



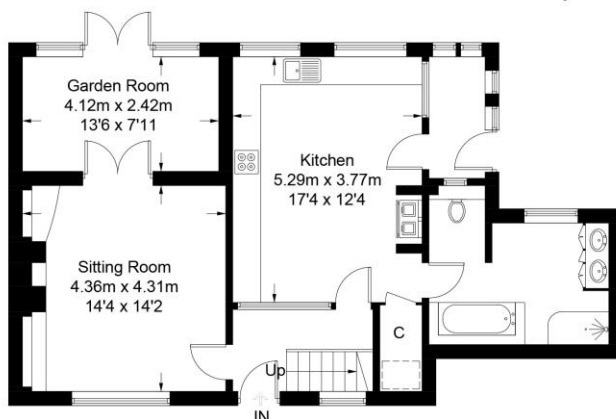
First Floor
37.6 sq m / 405 sq ft



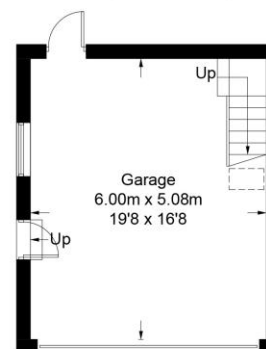
Loft Room
19.3 sq m / 208 sq ft



Garage - First Floor
22.7 sq m / 244 sq ft



Ground Floor
76.8 sq m / 827 sq ft



Garage - Ground Floor
30.5 sq m / 328 sq ft

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 133.7 sq m / 1440 sq ft
Garage = 53.2 sq m / 572 sq ft
Total = 186.9 sq m / 2012 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1237040)



T: 01608 663788

10 Market Place, Shipston on Stour,
Warwickshire CV36 4AG
shipston@seccombesea.co.uk

www.seccombesestateagents.co.uk

SECCOMBES

ESTATE AGENTS