



The Croft
Wardington | Oxfordshire | OX17 1SE

THE CROFT

A stunning character cottage in Wardington village which is beautifully presented throughout and offers flexible living.



Accommodation Summary

The property comprises entrance hall, cloakroom/WC, large dining kitchen, utility room, superb sitting room, study, four bedrooms, one with en-suite, family bathroom, beautiful rear gardens, garage and parking for four cars.

Ground Floor

Upon entering, the hall has stairs rising to the first floor, access to the cloakroom/WC and garage.

The large dining kitchen has tiled floor, ample work space, Royal oven, and a Rangemaster set within a central island.

There are wonderful high ceilings with a central beam, space for a table to seat ten guests, whilst four windows provide a good amount of natural light.

There is also a door which leads out to the rear garden.

The utility room has tiled floor, space for appliances and a window and door to the rear.

The outstanding sitting room is of an excellent size and a great place for socialising with friends and family.

There are two fireplaces, one with a wood burning stove, exposed beams and three windows all with shutters.









Seller Insight

“Nestled in the heart of a picturesque village, this charming property embodies the perfect blend of traditional elegance and modern comfort, making it an exceptional find for discerning buyers. Owned for over a decade by a family who embraced its spacious allure and timeless character, this residence offers a lifestyle of both tranquillity and convenience.

From the moment you step into the large entrance hall, you're greeted by a sense of warmth and openness that flows seamlessly into the inviting living room and expansive kitchen. The period features throughout add a touch of history, complemented by an almost open-plan layout that invites effortless entertaining and family gatherings. Whether enjoying the cosy warmth of the log burner in winter or soaking in the natural light that floods through the many windows during summer, every season brings its own charm to this home.

Outside, the garden becomes a sanctuary of sunshine and tranquillity. From the vibrant apple blossoms in spring to the rich hues of autumn, each view is a testament to the natural beauty that surrounds this property. Perfectly suited for alfresco dining on the patio or simply relaxing amidst the serene landscape, the outdoor spaces here are as enchanting as they are practical.

The interior design reflects a balance of traditional charm and modern convenience, tailored to accommodate a family of four (plus their beloved dog). Recent upgrades including a new log burner, boiler, and fibre broadband ensure that this home meets the demands of contemporary living while preserving its historical appeal.

For the current owners, the decision to part with this beloved home is bittersweet. They'll miss the spacious rooms filled with period details, the cosy atmosphere that envelops the kitchen and living areas, and the countless memories created within its walls. Most of all, they'll fondly remember the vibrant community spirit of the village, where annual gatherings and local events became cherished traditions over the years.

Prospective buyers seeking not just a house, but a place to cultivate lasting memories and embrace a vibrant community lifestyle, need look no further. With its proximity to excellent schools, convenient access to essential services, and a plethora of outdoor activities right at your doorstep, this property offers an unparalleled opportunity to live amidst historic countryside while enjoying all the comforts of modern living.

Enquire today and discover why this home has been cherished for over a decade, and why its departure will leave a void in the hearts of its current owners. Embrace the chance to call this charming village property your own and start creating your own chapter of cherished memories in this idyllic setting.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor

To the first floor, there is loft access above and a window overlooking the driveway.

The feature bedroom has a window to the rear which provides lovely views over the garden and countryside beyond, a built in wardrobe cupboard and a door which leads to the en-suite shower room.

The guest bedroom has windows to two elevations and a feature fireplace.

The third bedroom has two sets of built in wardrobe cupboards and a window which provides another lovely view.

The fourth bedroom is a good sized single with a full wall of built in wardrobes, loft access above and a window, whilst completing the first floor accommodation is the family bathroom which has a bath and separate shower.









Outside

The croft benefits from a larger than average garage which has power, light and a door to the garden, whilst the private garden is mainly laid to lawn with space for a large trampoline, and a raised terrace which is ideal for alfresco dining, surrounded by mature trees.

A beautiful home which must be viewed to be appreciated.







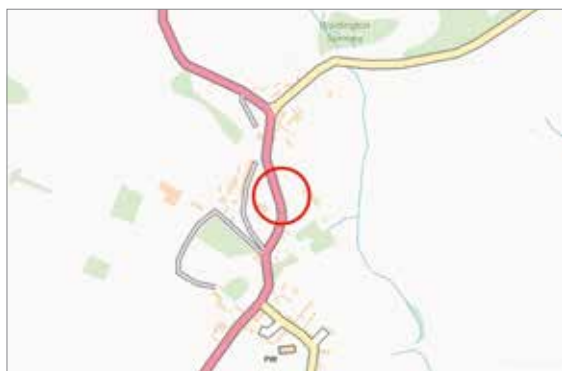




LOCATION

Wardington is situated around four miles North-East of Banbury and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services, Utilities & Property Information

Utilities - Mains water and sewerage, oil fired central heating, electricity supply.

Mobile Phone Coverage -

5G mobile signal is available in the area but we advise you to check with your provider

Broadband Availability -

Ultrafast broadband is available with a download speed of 950mbps.

Special Note: For information on covenants associated to the property, please contact the agent.

Tenure

Freehold

Local Authority

Cherwell District Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

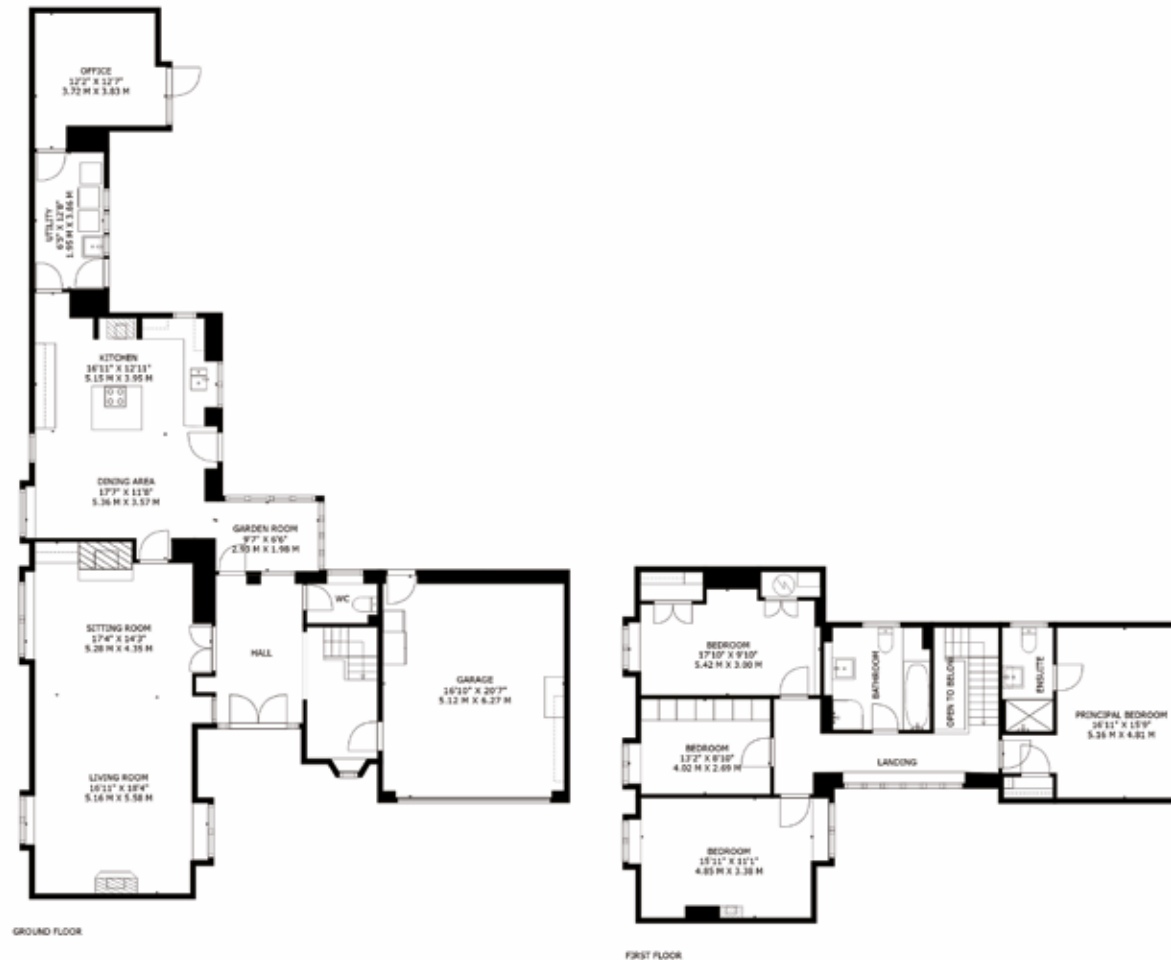
Opening Hours

Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

Offers Over £700,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		92 D
39-54	E		
21-38	F	29 F	
1-20	G		

PRS Property Redress Scheme



TOTAL: 2443 sq. ft, 227 m2
 GROUND FLOOR: 1421 sq. ft, 132 m2, FIRST FLOOR: 1022 sq. ft, 95 m2
 EXCLUDED AREAS: GARAGE: 346 sq. ft, 32 m2, OPEN TO BELOW: 22 sq. ft, 2 m2, LOW CEILING: 19 sq. ft, 2 m2
 Sizes And Dimensions Are Approximate, Actual May Vary.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed

FINE & COUNTRY





TERRY ROBINSON PARTNER AGENT

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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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