



April Cottage
The Green | Shenington | Banbury | Oxon | OX15 6NE

FINE & COUNTRY

APRIL COTTAGE

A very attractive period house dating from the late 17th-century offering peace & quiet within one of the counties most picturesque villages. This Grade II Listed house offers oak double glazing, bespoke oak kitchen & carpentry throughout, Inglenook fireplace with bread oven, vaulted ceiling to Bedroom 1 and is well maintained and presented. There is a stone detached garage, parking for 2 cars and a private 24m by 6.5m rear garden. Good facilities in the village, no onward chain.



Seller Insight

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Set behind the picturesque village green, this beautifully presented home offers a rare blend of tranquility, charm, and modern ease—an irresistible combination for buyers seeking a refined countryside lifestyle without compromise. Since purchasing the property in May 2021, the owner has cherished every moment here, drawn in from the outset by the immaculate condition, the welcoming village setting, and the peaceful garden that frames the home so gracefully.

From the first step inside, the sense of calm is unmistakable. Every room has been thoughtfully designed to make the very best use of space, creating a home that feels both generous and effortlessly functional. The heart of the house is the inviting living room, featuring characterful touches such as the inglenook fireplace—an atmospheric centrepiece perfect for winter evenings. Upstairs, the principle bedroom boasts a striking vaulted ceiling, flooding the space with natural light while offering views over the sunlit garden. Even the practical spaces shine here: the separate utility room and well-organised garage add to the property's intuitive layout and exceptional storage options.

Throughout the day, the home is bathed in light. Mornings begin with sunshine filtering in from the front, while evenings conclude with sunsets casting warm hues over the end of the garden. Outdoors, the setting is nothing short of idyllic. The private garden, a sanctuary of quiet and greenery, becomes the perfect place to unwind on warmer days. Here, you can sit back and watch silent gliders drift overhead—an enchanting reminder of the serene pace of village life.

While the home itself exudes comfort and ease, its location amplifies the lifestyle on offer. The village enjoys a wonderfully close-knit community, with the local pub serving as a lively and friendly hub of activity. Neighbours are warm, welcoming, and genuinely connected—something the owner values deeply. For those who love the outdoors, nearby walking and hiking routes offer endless exploration through scenic countryside. Practical needs are effortlessly met too: Banbury's extensive amenities, excellent local schools, and quality farm shops are all within easy reach.

Though the owner has not needed to make any changes to the property—the home was perfect as it was—its modern systems and thoughtfully arranged interiors reflect a lifestyle built around simplicity, comfort, and quiet enjoyment. Christmases here have been especially memorable, with the home's warmth and character creating the perfect backdrop for festive gatherings.

As the owner prepares to say goodbye, it is with a deep appreciation for everything this home has offered. What will be missed most? Quite simply—everything. The peaceful mornings, the glowing sunsets, the private garden, the vaulted bedroom, the gentle hum of village life, and the feeling of being part of a truly special community. This is a home that has given so much, and one that is ready to offer the same joy, calm, and effortless living to its next fortunate custodian.



* 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.











ACCOMMODATION SUMMARY

Ground Floor Layout

A handsome solid oak front door opens to the spacious entrance hall. A spiral staircase gently rises to the first floor, under stairs storage cupboard houses the alarm control panel and RCD consumer unit. Oak flooring, step up to the kitchen and a bespoke oak door to the cosy lounge. A fine Inglenook operational fireplace with inset lighting and power warms the room with an oak beam above and a large original bread oven. Oak flooring, TV point, ceiling beams, front and rear windows with seats beneath.

Across the hall, the kitchen has been skilfully planned and installed to offer a good range of base and eye-level solid oak cabinets. There is an integrated Bosch dishwasher and a fridge below black granite worktops and a fabulous black granite sink unit and drainer. Electric Aga with twin ovens, slate flooring, rear window, opening with steps through to the dining room. This bright and versatile room has a high vaulted ceiling and exposed beams with track lighting. Oak flooring, front window, ideal for those who enjoy entertaining, or possibly a large home office for many. There is a stable door leading to the garage and rear garden. The ground floor is completed by a smart cloakroom with high-level period style cistern and wash-hand basin, mosaic tiling, rear window.







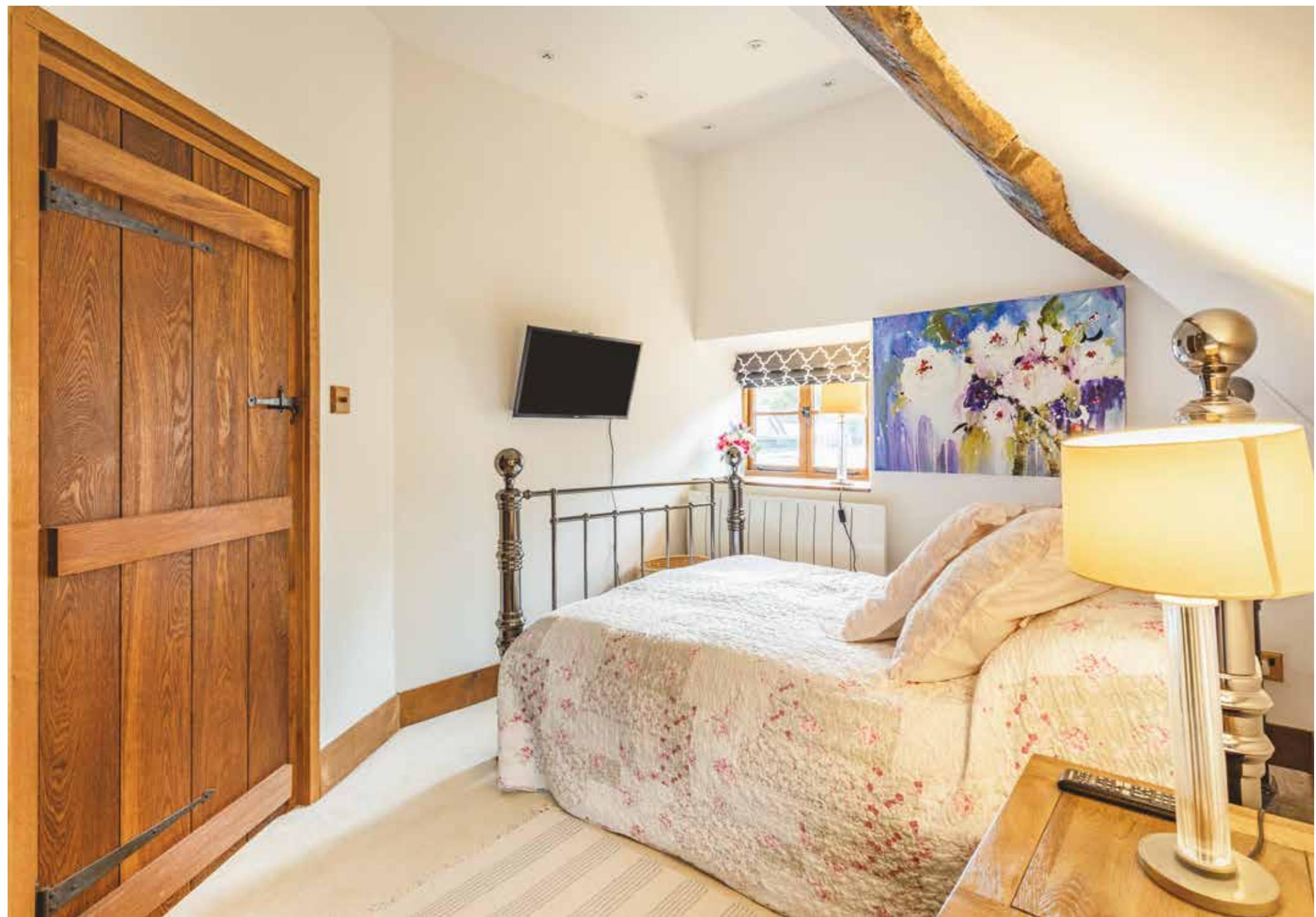
First Floor Layout

The landing has down lighters with an airing cupboard housing the fully lagged hot water cylinder. The double bedroom is a stunning room with a high vaulted ceiling with track lighting and an ornamental hatch door, radiator, exposed beams and king-post, fully exposed full height stone wall, front and rear windows. The single bedroom has a radiator and a high ceiling with dual aspect windows. The bathroom features a period slipper style bath with mixer taps and a showerhead attachment. Low-level WC, oak vanity unit with inset wash-hand basin, radiator, exposed stonework and beams, window.









Garage & Parking Facilities

A narrow initially shared shingled driveway leads down to the wooden posts and entry gates. Beyond here there is adequate room to park two standard vehicles to the front of the garage. The detached stone garage has double wooden doors, with light, power and inset shelving, side window.

Outdoor Laundry Room

The outbuilding has the same high quality oak fitted cabinets with soft closing doors. This useful addition has space and plumbing for a washing machine, fridge/freezer and tumble dryer. Wooden work surfaces, large sink unit, slate flooring, window, attached cold-water tap and garden lighting.

Rear Garden

To the right of the garage a narrow pathway leads around to the south-west facing rear garden that measures approximately 24m deep by 6.5m wide average. There is a wide border down the left flank with bark chippings and some planting, laid mainly to lawn with well-maintained shrubs, trees and bushes along the right and rear boundaries offering good privacy. There is a seating area, and a smart summerhouse.



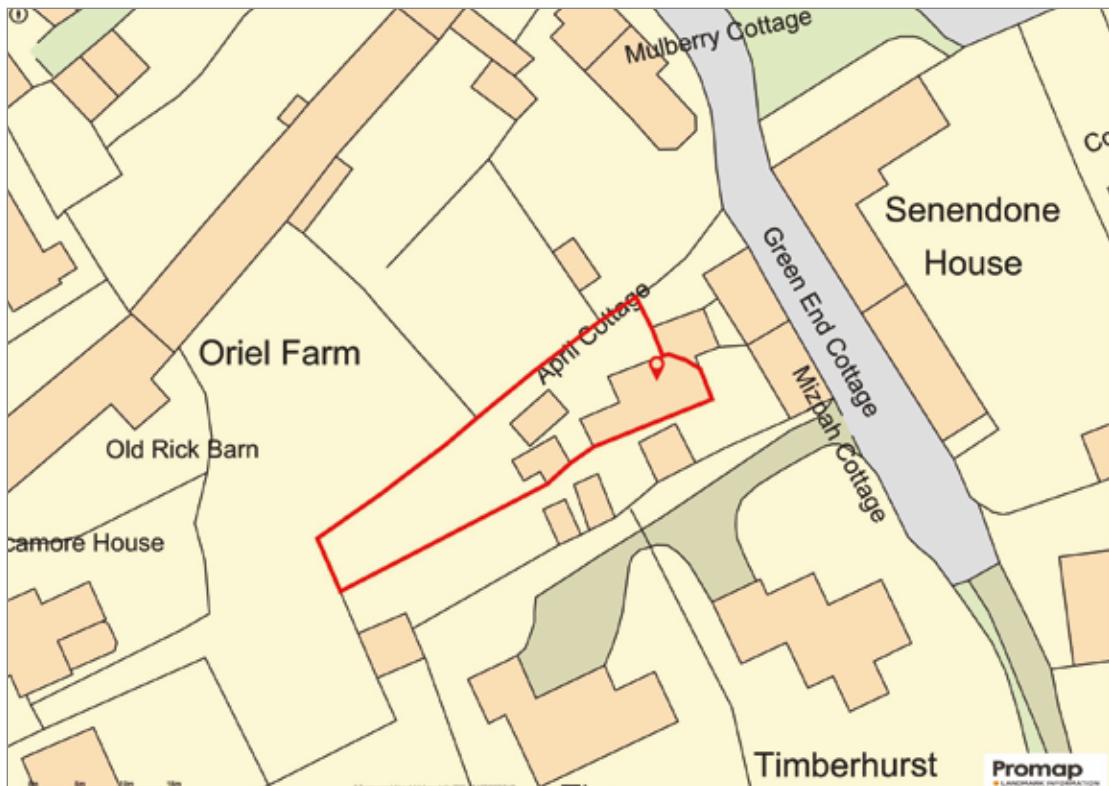




LOCATION

Shenington is a very attractive village located around 5 miles north-west of Banbury. Mentioned in the Domesday Book of AD 1086, the village remained within Gloucestershire until 1844 when it was transferred to Oxfordshire under the Counties (Detached parts) Act. The C of E Holy Trinity Church dates from the 12th century with a Norman chancel, this was moved in 1879 when a Gothic Revival arch was introduced. The Bell Inn public house dates from 1700 and is located across from the village green. Many of the Hornton stone houses lost their thatched roofs in 1721 when a great fire swept through most of the village. During the Second World War, RAF Edgehill was used to test experimental jets. After the war it became Shenington Airfield, where Shenington Gliding Club is now based. Part of the former RAF air station is now Shenington Kart Track, the home of Shenington Kart racing club. Shenington KRC was founded in 1959 and is the oldest Kart racing club in the UK. Shenington Kart circuit also hosts an annual Pedal Car Racing event and has staged a 24-hour pedal car race since 2008. There is also a well-regarded C of E primary school with around 95 pupils in Stocking Lane and a GP practice and surgery.





Local Authority

Cherwell District Council.
Telephone (01295) 252535.
Council Tax Band 'E'.
Current payable is £2,908.89p PA

Services

Mains electricity, drainage, water, electric under floor and radiator central heating, BT.

Broadband & Mobile Phone Coverage

Superfast broadband provides 57 Mbps download speed, and 12 Mbps upload, Ultrafast broadband is available in the village delivering 950 Mbps download and upload speeds. Many mobile phone providers can provide 4G cover indoors and outdoors, they include (Vodafone, Lebara, Voxi, Talkmobile, Asda & 02), but please do check with your existing mobile provider.

Tenure

Freehold

Rights of Way & Easements

There is an existing pedestrian right of way traversing across the driveway which provides access to the rear gardens of two neighbouring cottages.

Viewing Arrangements

Through the sole agents Fine & Country on either (01295) 239665 or (07761) 439927.

Opening Hours

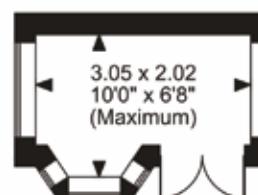
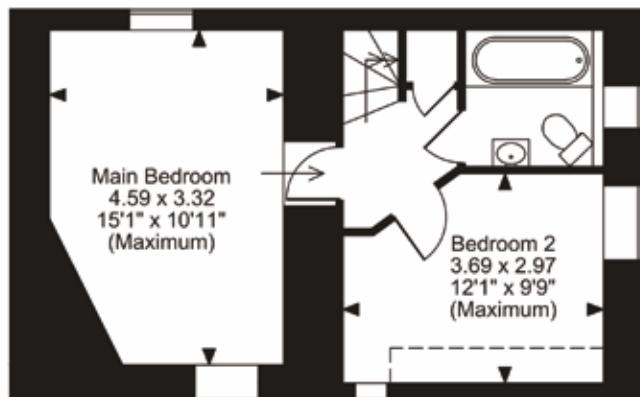
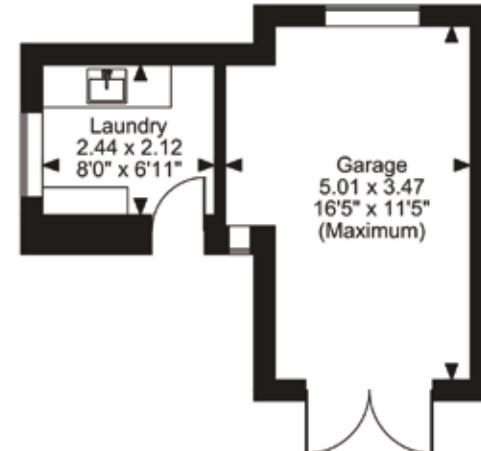
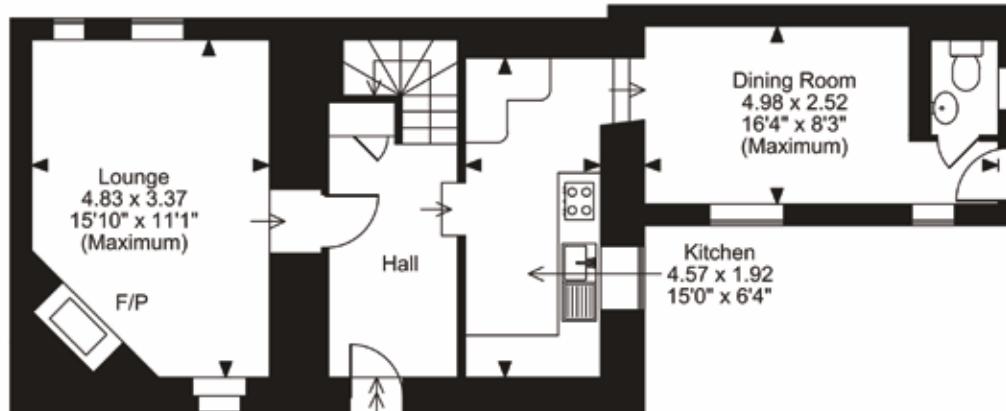
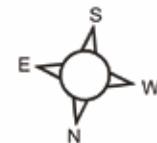
Monday to Friday	9am–8pm
Saturday	9am–7pm
Sunday	By Prior Arrangement.

Directions

Leave Banbury on the B4100 Stratford Road driving through Drayton and Wroxton. After a further 3 miles, take the left turning where signposted to Alkerton and Shenington. Proceed with caution towards the village, through a tricky bend just before arriving. You will see The Bell Inn to your right and the village green on the left. Take the first turning on the left through the centre of the village green and April Cottage will be found tucked away down the lane on your right hand side. For a first viewing it would be worth parking near the green and walking to the house, for satellite navigation systems use OX15 6NE.

Guide price £ 500,000

April Cottage, The Green, Shenington, Banbury
Approximate Gross Internal Area
Main House = 933 Sq Ft/87 Sq M
Garage = 166 Sq Ft/15 Sq M
Laundry & Summerhouse = 113 Sq Ft/10 Sq M
Total = 1212 Sq Ft/112 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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CHRISTOPHER E MOBBS FNAEA CPEA PARTNER AGENT

Fine & Country Banbury
40 years experience | 07761 439927 | DD: (01295) 239665
email: chris.mobbs@fineandcountry.com

Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003. He is a long standing and active fellow of the National Association of Estate Agents and joined the industry in May 1986. Chris is a consummate professional accepting only the highest standards of marketing, integrity and customer care. He also holds the CPEA qualification gained in 1993 after 2 years studying property law, sales & marketing and building construction. Chris has lived in Hanwell for over 35 years with Lizzy (his wife of 40 years), so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



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“Outstanding. Chris could not have made the experience of buying a house any better.

The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.

Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!”

“Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Can't recommend him highly enough.”



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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