



New Cottage, Main Street
Hanwell



ROUND & JACKSON
ESTATE AGENTS



New Cottage, Main Street

Hanwell, OX17 1HR

£575,000

A spacious and very characterful two bedroom cottage which has been extended and fully refurbished throughout to the highest standard and has a large garden with open countryside behind.

The Property

New cottage, Hanwell is a beautifully presented, stone built, two-bedroom cottage which sits on a good size plot with open countryside views behind and there is off road parking for several vehicles. The current owners have lived at the property for around nine years and during this time the property has been significantly extended with all the work carried out having been completed to the highest standard with quality oak flooring, oak doors and a high quality kitchen. There are two log burning stoves fitted and there are many characterful features. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway with space for a home office, a sitting room, a large open plan kitchen diner, a rear lobby, a W.C and a utility room. On the first floor there is a quirky and very characterful landing area, two double bedrooms and a very well configured bathroom. Outside to the rear there is a very pretty, private garden with open countryside views beyond and to the front of the property there is a further pretty garden and a large gravelled driveway which provides parking for several vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Hallway

A good sized hallway which is currently being used as a home office space. The room has high ceilings with a velux window fitted and there are three further windows to the front aspect. There is a lovely log burning stove fitted and good quality tiled flooring throughout with an oak door leading into the sitting room.

Sitting Room

A lovely sitting room with a window to the front aspect and three further windows overlooking the rear garden. There is high quality oak flooring fitted throughout and also oak double doors leading into the kitchen diner.

Kitchen Diner

A fantastic open plan kitchen diner where the kitchen area forms part of a ground floor extension which was completed around five years ago.

The kitchen is fitted with high quality shaker style cabinets in a pretty duck egg blue colour with wooden worktops over. There are a range of integrated appliances including a Neff oven and microwave combi, a four ring electric hob with extractor hood and there is an integrated dishwasher. There is a double Belfast ceramic sink and a large pantry cupboard with shelving. The kitchen continues into a pleasant seating area with bi-fold doors leading into the garden and there is a large picture window also overlooking the rear garden. This whole area has high quality oak flooring throughout and this continues through to a more formal dining area with a window to the front aspect and there is a feature brick fireplace with a large inset log burning stove. The dining area has plenty of space for a table and chairs and there is an oak door leading into the rear lobby area.

Rear Lobby

Stairs rising to the first floor with doors leading into the utility room, W.C and there is a large storage cupboard. The whole lobby area is fitted with high quality oak flooring throughout.

W.C

Fitted with a modern white suite comprising a toilet and hand basin. That is a stained glass window and very attractive tiled flooring throughout.

Utility Room

A really useful utility area with space and plumbing for a washing machine and tumble dryer and there is an inset Belfast sink. There is a window to the front aspect and attractive tiled flooring throughout.

First Floor Landing

A very quirky landing with high quality oak flooring throughout and two windows to the front aspect. There are attractive oak doors leading into the two bedrooms and family bathroom.

Bedroom One

A superb main bedroom which forms part off the upper floor extension with a vaulted ceiling and a window to the front aspect with a further large double opening window overlooking the rear garden. There is plenty of space for wardrobes and other bedroom furniture.



Bedroom Two

A good size double bedroom with a velux window to the rear aspect and a built-in wardrobe. There is a loft hatch giving access to the roof space.

Bathroom

A beautiful and very well configured bathroom which is fitted with a white suite comprising a freestanding bath, a large shower cubicle, a toilet and wash basin. There is a large velux window to the rear aspect and attractive panelling to the walls and there is a large built in storage cupboard with shelving and attractive flooring throughout.

Outside

As you walk into the garden through the bi-fold doors you walk beneath a glass covered pergola which leads onto a very large patio with a seating area. From here there is a low stone wall which leads to a lawned area with established, well chosen plant and shrub borders and there are a number of fruit bearing trees including pears, peaches, apples and plumbs. The whole garden is very private with open countryside views beyond and there is a wooden workshop and playhouse and there is gated access to the front of the property and driveway. There is a wooden shed which houses the oil burning boiler for the central heating system and hot water and the oil tank will also be found in the rear garden. To the front of the property there is another beautiful and very well stocked garden with an attractive laburnum tree with further well chosen planted borders. There is a lawn section and pathway and there are steps leading down to a large gravelled driveway which provides off road parking for several vehicles. The current owners had planning permission to build a large wooden carport, however, this has now lapsed.

Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. On passing the Barley Mow Public House go straight ahead at the next two roundabouts and then continue for around 0.25 miles and then turn right towards the village of Hanwell. Continue into the village and past the public house where New Cottage will be found on your left hand side shortly before leaving the village.

Situation

The beautiful village of Hanwell is situated just north of Banbury and has many period ironstone houses, a historic Church, a popular pub and village hall. The village has a thriving community with an annual country fayre with live music. There is a recently opened Sainsbury's Local just over a mile away and more extensive shopping and leisure facilities in the market towns of Banbury (3.0 miles), Stratford-upon-Avon (19.0 miles), Warwick (18 miles) and Leamington Spa (18 miles).

Services

All mains services connected with the exception of mains gas. The oil fired boiler is located in the rear garden, as is the oil tank.

Local Authority

Cherwell District Council. Tax band D.

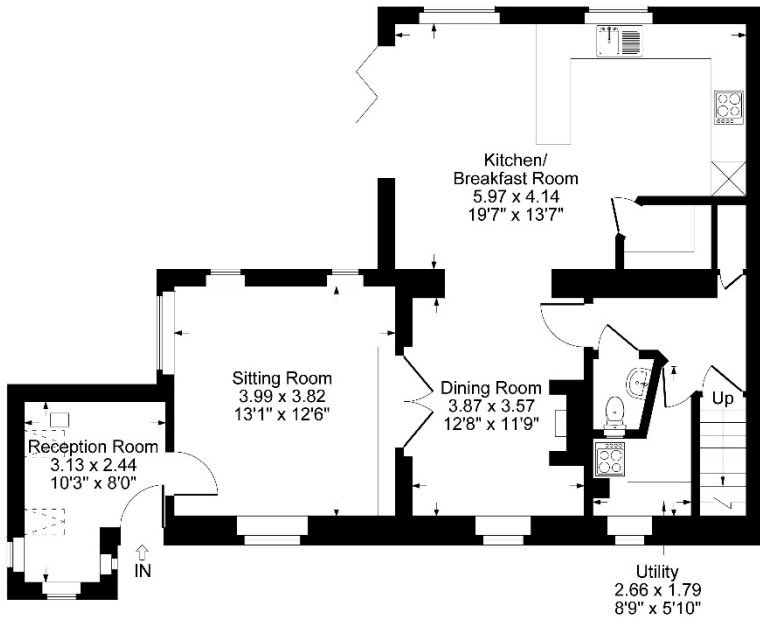
Viewings

By prior arrangement with Round & Jackson

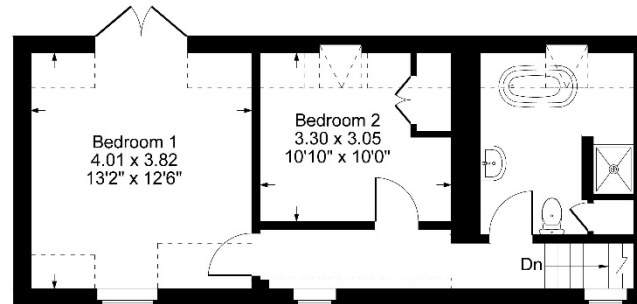
Tenure

A freehold property.





Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 80.45 sq m / 865 sq ft
 First Floor = 42.55 sq m / 458 sq ft
 Total Area = 123.00 sq m / 1323 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
 T: 01295 279953 E: office@roundandjackson.co.uk
 www.roundandjackson.co.uk



ROUND & JACKSON
 ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have 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.