



1 Chapel Street, Warmington
Warwickshire, Banbury, OX17 1DB



ROUND & JACKSON
ESTATE AGENTS





A charming and characterful cottage with spacious accommodation, a garage and off road parking located in peaceful setting within this highly sought after and pretty village.

The property

Nestled in the heart of this beautiful Oxfordshire village, Siskin Cottage is a haven of tranquillity. The cottage is set back from the village lane, surrounded by mature trees and shrubs, and has a pleasant secluded garden that catches the afternoon sun. The hammock points attest to many Sunday afternoons snoozing in the garden.

The cottage is south facing and is constructed of Cotswold stone under a slate roof. The front door leads to an entrance hall with access to a large fitted kitchen. The electric cooker comprises induction hob, main and warming ovens and a grill. Free almost-new white goods comprising a full height fridge, under-the-counter freezer and an additional full height freezer are available. A cloakroom/utility completes the downstairs layout. Upstairs there are three good sized bedrooms, a family bathroom and access to the attic conversion with velux window.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Main entrance door to the front, stairs to first floor and doors to the cloakroom/utility and the kitchen/breakfast room.

Cloakroom/Utility Room

Wash hand basin, W.C. Space for washing machine. Window to the side.

Kitchen/Breakfast Room

A well equipped modern kitchen fitted with eye level cabinets and base units and drawers with work surfaces and an inset sink and draining board. There is a freestanding electric range cooker with extraction hood over, an integrated dishwasher and there is a useful linked room with additional fitted cabinets and space for a fridge/freezer. Tiled flooring, two windows to the front.

Sitting/Dining Room

A spacious and light room with ample space for a range of furniture, wooden flooring, a fireplace and windows to the side.

First Floor Landing

Doors to all first floor accommodation.

Bedroom One

A double room with a built in wardrobe and two windows to the front.

Bedroom Two

A double room with a velux roof window and a hatch to the loft space.

Bedroom Three

A double room with a window to the side.

Family Bathroom

Panelled bath with shower over, a wash hand basin and W.C. Window to the front.

Outside

To the front of the property there is a pretty walled garden which is laid to lawn with well stocked flower and plant borders and there is paved seating area adjoining the house. There is a garage to the side and a driveway. There is not a garden to the rear.



Situation

Warmington is an attractive Conservation village situated between Banbury, Stratford-upon-Avon and Warwick. It is a quintessential English village, with mainly stone and thatch cottages, a large village green, a duck pond, traditional pub and Norman church.

It sits within an Area of Outstanding Natural Beauty in the lee of historic Edge Hill and there is a thriving village pub. The National Trust properties of Upton House and Farnborough Hall are close by as is Compton House and Art Gallery. Nearby Banbury gives access to the M40 (J11) motorway, and trains to London Marylebone (approx. 53 mins).

There are a range of state and independent schools in the area, including Shenington and Avon Dasset Primary Schools, Bloxham Public School, Tudor Hall School for Girls, Warwick Boys School and Kings High School for Girls and Kineton High School. The property is easily accessible for Jaguar Land Rover at Gaydon (J12 M40) and Soho Farmhouse at Great Tew.

Asking Price £349,950



Directions

From Banbury proceed in a northerly direction via the Warwick Road (B4100). Continue for approximately four miles passing the Falcon Pub and restaurant and descend the hill where you will see the right hand turn for Warmington immediately next to the Church. Continue into the village and take the second turn on your left into Chapel Lane where the property will be found on your right hand side.

Services

All mains services connected with the exception of gas. Oil fired central heating.

Local Authority

Stratford on Avon Council. Tax band E.

Viewing Arrangements

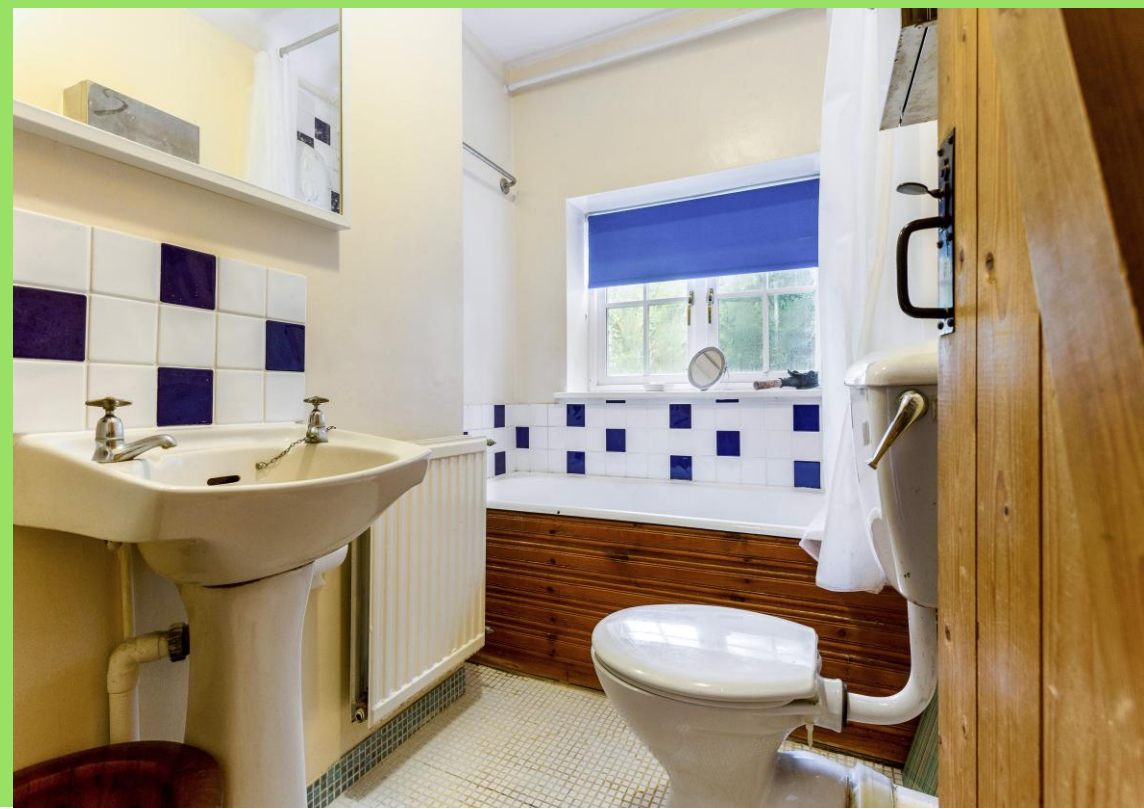
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Agents Note

The photographs used were taken in 2019.

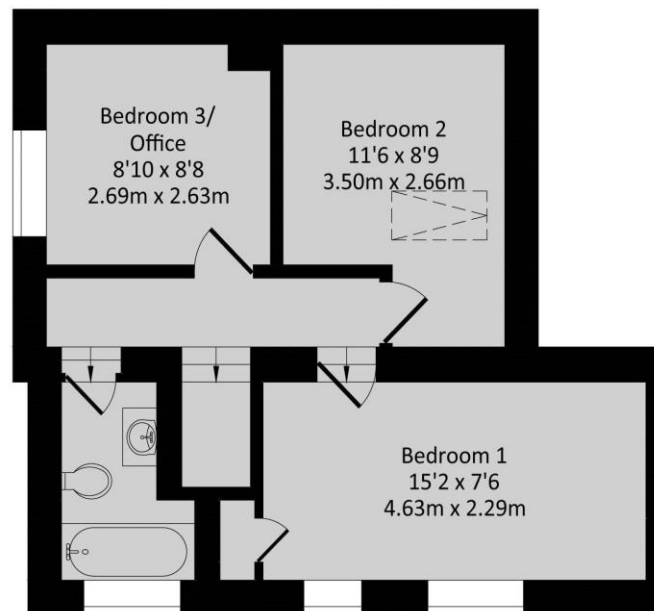
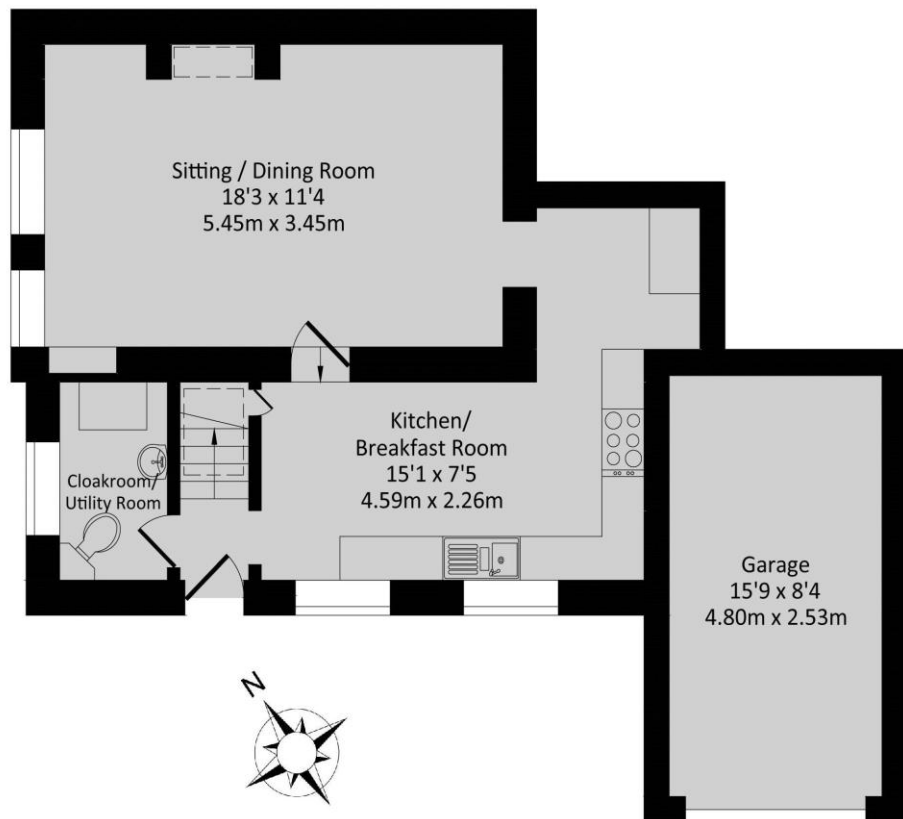


Ground Floor
Approx. Floor
Area 595 Sq.Ft.
(55.30 Sq.M.)



Reduced Headroom Below 1.5m / 5'10

First Floor
Approx. Floor
Area 394 Sq.Ft.
(36.60 Sq.M.)



Total Approx. Floor Area 989 Sq.Ft. (91.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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