



Appletree Cottage, 5 Thorpe Road
Upper Wardington, OX17 1SR



ROUND & JACKSON
ESTATE AGENTS





A charming three bedroom stone cottage backing onto open countryside on the edge of this pretty and highly regarded village.

The property

Appletree Cottage, Wardington is a charming stone built cottage which is pleasantly located on the edge of this pretty village and highly regarded village. The property is beautifully presented throughout and has accommodation arranged over three floors. On the ground floor there is an entrance porch, a sitting room with wood burning stove, a dining room and a modern fitted kitchen. On the first floor there are two double bedrooms and a modern family bathroom and on the second floor there is a further double bedroom. To the front there is a landscaped garden with a stepped pathway to the front door and to the rear there is a beautifully landscaped, mature garden which backs on to open countryside. There is a single garage located within the garage block which is the second on the left.

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

Entrance Porch

Main entrance door to front, door to sitting room.

Sitting Room

Window to the front, stairs to first floor, fireplace with wood burning stove, doorway to dining room.

Dining Room

Door to rear garden, useful store cupboard and arched doorway to the kitchen.

Kitchen

Fitted modern kitchen with shaker style eye level cabinets and base units and drawers with work surfaces over. Inset one and a half bowl sink and drainer, electric hob with extractor over, single oven and space for a fridge and washing machine.

First Floor Landing

Stairs to first floor and doors to all first floor accommodation.

Bedroom One

A double room with a window to the rear.

Bedroom Two

A double room with a window to the front.

Family Bathroom

Fitted with a white suite comprising a panelled bath with a shower over, a wash hand basin and W.C. Attractive tiling and wood panelling.

Bedroom Three

Located on the second floor, a double room with eaves storage and window to the rear.

Outside

To the front of the property there is a landscaped garden with well stocked borders and a stepped pathway to the front door and a useful store cupboard to the side. The rear garden is a particular feature garden being beautifully landscaped with countryside views to the rear. There is a paved patio adjoining the house, a shaped lawn with well stocked flower and plant borders and a screened lawned area at the foot of the garden which backs on to open countryside.



Garage

To the left hand side of the terrace there is a single garage being the second on the left hand side.

Situation

Wardington is situated to the north of Banbury on the A361 on the Oxfordshire/Northamptonshire border. The village comprises a mix of period homes and a limited number of more modern dwellings together with a fine parish church. Primary schooling is available in the nearby villages of Chacombe and Cropredy, and secondary schooling is at the Chenderit School in Middleton Cheney. The market town of Banbury offers a range of facilities including the Gateway Shopping Area with a mainline railway station to London Marylebone in under an hour and the M40 Motorway, Jct 11.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.



Directions

From Banbury Cross head north towards Southam and upon reaching the Tesco's roundabout take the third exit right towards the M40. Continue straight ahead at the next two roundabouts and on reaching the M40 roundabout take the second exit onto the A361 and continue for approximately 1.5 miles passing the left hand turn for Cropredy. Take the next right hand turn which is signposted for Upper Wardington and continue into the village. Travel through the village where the property will be found on your right hand side just before leaving the village.

Services

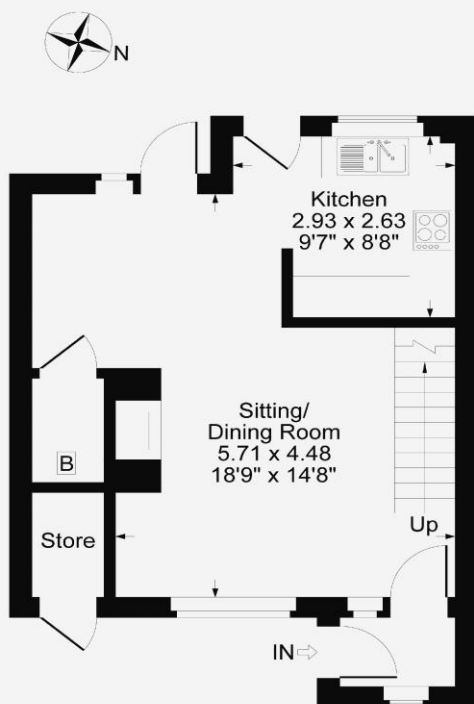
All mains services connected with the exception of gas. Electric heating and wood burning stove in sitting room.

Local Authority

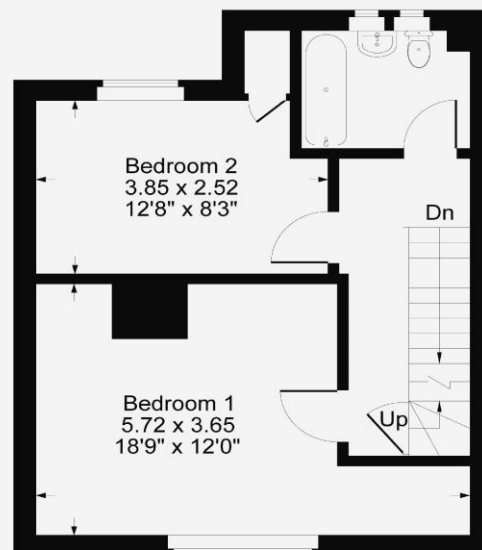
South Northants District Council. Tax band C.

Asking Price £355,000

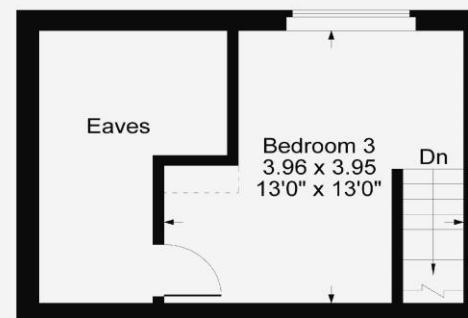




Ground Floor

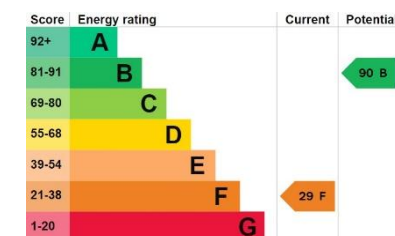


First Floor



Second Floor

Approximate Gross Internal Area
 Ground Floor = 37.13 sq m / 400 sq ft
 First Floor = 39.16 sq m / 422 sq ft
 Second Floor = 13.72 sq m / 148 sq ft
 Total Area = 90.01 sq m / 970 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



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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