



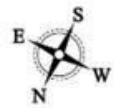
**GARDENERS COTTAGE, MAIN STREET, NORTH NEWINGTON,
OX15 6AE**

FLOWERS 
ESTATE AGENTS



Approx Gross Internal Area: 94.9 m² ... 1022 ft²

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 mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk





Gardeners Cottage, Main Street, North Newington, OX15 6AE

Freehold

- Well presented throughout
- Sitting room with open fireplace
- Galley style kitchen
- EPC Rating E Council Tax Band E
- Family bathroom
- 3 bedrooms
- Low maintenance and private courtyard garden
- Oil fired central heating
- On-street parking
- No onward chain

A handsome double fronted terraced cottage within the pretty village of North Newington.

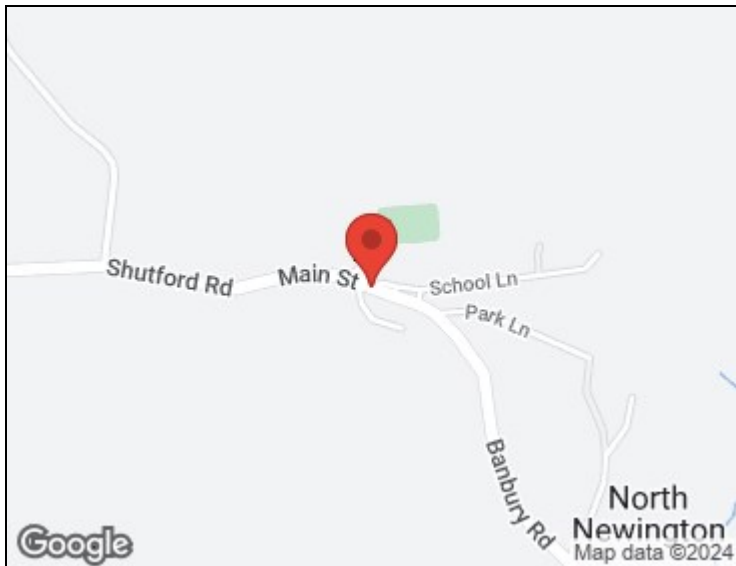
Behind the warm tones of the property's local Horton stone façade, Gardeners Cottage offers surprisingly well-proportioned living space. The neutral colour palette, double aspect ground floor rooms with high ceilings and the glass panelled stairway provides a light airy ambience suited to modern living.

On entry, the hallway leads to both the sitting room with open fireplace and to the galley style kitchen with a separate dining area which overlooks the south-easterly facing courtyard garden. Proceeding upstairs the first floor offers three good sized bedrooms and a family bathroom. The high walled and private courtyard garden is an ideal area for entertaining guests or simply relaxing in a quiet spot.

North Newington is an attractive North Oxfordshire village, close to Broughton Castle and within a catchment area for popular local schools. Within the village, amenities include The Bishop Carpenters C of E primary school and a good public house.

The village is situated just a short drive away from Banbury and mainline train services to London (Marylebone/56 minutes). The M40 (J11) is approximately 4 miles away, London to the south and Birmingham to the north. Other major roads such as the A422 to Stratford, A361 to Chipping Norton and the Cotswolds and A44 to Oxford are also easily accessible.





CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority: Cherwell District Council
Council Tax Band: E

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

