



# Danvers Cottage

Guide Price £700,000.  
Culworth, OX17

Danvers Cottage is a handsome, detached stone-built character home, occupying a lovely position within the highly regarded village of Culworth. Full of charm, quirks and period detail, the property offers generous and flexible accommodation, a mature south-facing rear garden and open views beyond.

- Detached stone character cottage
- Attractive & imposing building
- Period charm throughout
- Additional entrance into bootroom
- South-facing garden with open views
- Four bedrooms & two bathrooms
- Additional loft room & cellar
- Excellent village with public house & butchers
- Council tax band F | EPC E
- Tenure Freehold



**THE CHERVELL AGENT**  
VILLAGE & COUNTRY HOMES





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The ground floor is entered via a welcoming entrance hall, with the generous country-style kitchen/breakfast room positioned adjacent. This wonderful room enjoys views over the rear garden, flagstone flooring and a wood burner, creating a warm and inviting heart to the home. To the right-hand side of the property is a large sitting room, complete with exposed beams, a wood burner and views to both the front and rear. A separate dining room, featuring a cast iron fireplace, provides excellent additional living space and would work equally well as a snug or home office.

A second entrance, positioned to the left-hand side of the house, leads into a practical boot room - ideal for walkers, families or dog owners. There is also a utility cupboard, downstairs WC and access through to the garden from both the boot room and main entrance hall. A cellar beneath the house provides useful further storage.

The first floor is accessed via two separate staircases, adding to the property's character and charm. There are four bedrooms, two bathrooms and a separate WC, while a further staircase leads up to an attic room, which would make an excellent occasional bedroom, study or hobby space.

Outside, the mature south-facing rear garden is a particular feature of the property, enjoying an attractive outlook with open views beyond. A beautiful village home, full of warmth, character and individuality.

Culworth is a particularly attractive and ever popular South Northamptonshire village, surrounded by rolling countryside and positioned close to the north Oxfordshire border. It enjoys a wonderful community feel and a useful selection of amenities, including a church, village hall, public house, a family butcher with everyday essentials, the cricket club and Forge Coffee café. There are several independent schooling options within reach, including Bloxham, Tudor Hall, Winchester House, Beachborough and Stowe. For state options, there is a well-regarded village primary school in Culworth and Chenderit secondary school in nearby Middleton Cheney.

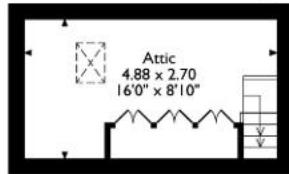
Banbury and Brackley are the nearest market towns, both offering a wider range of shops, services and leisure facilities. Banbury also provides a mainline train service to London Marylebone, with journey times under an hour, and the M40 can be joined at Junction 11.

- o Tenure: Freehold
- o Local Authority: West Northamptonshire District Council
- o Council Tax Band: F
- o Utilities: Oil fired central heating, mains electric, drainage & water

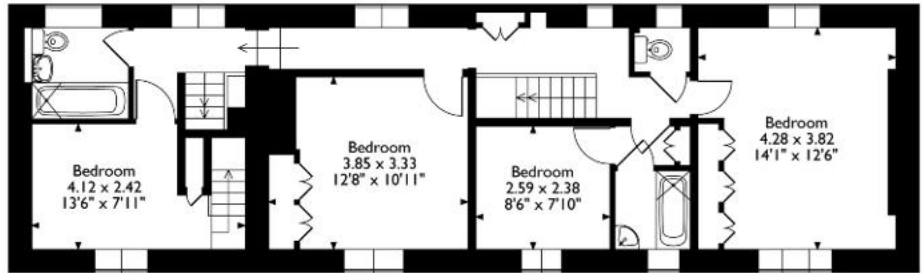


Danvers Cottage, High Street, Culworth, Banbury OX17 2BE  
 Approximate Gross Internal Area  
 175 Sq M/1884 Sq Ft

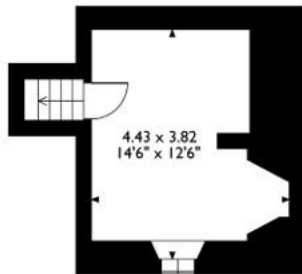
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)		
C	(69-80)		78
D	(55-68)		
E	(39-54)	40	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



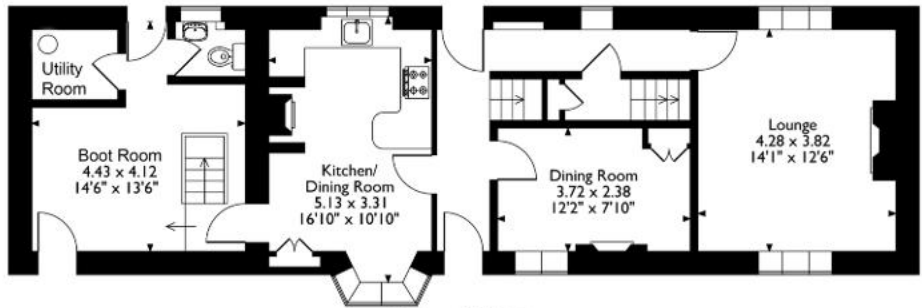
Second Floor



First Floor



Cellar



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.