



Alpha Cottage
Stratford Road | Wroxton | Banbury | Oxon | OX15 6QN

 FINE & COUNTRY

ALPHA COTTAGE

A Hornton stone Grade II listed house with a recently thatched roof with generous gardens in a dominant position in this pretty village



ACCOMMODATION SUMMARY

Ground Floor

The cottage has a central entrance porch with a pitched slate roof, the wide original timber door opens to the hallway. Parquet flooring, alarm control panel, ceiling beams, stairs rise to the two upper floors. The main living room features a large inglenook fireplace with oak bressummer beam and an original cast-iron chimney hook. Bespoke shelving, wall light points, front bay window. Off this room is a connecting lean-to providing storage space and links to the kitchen. It also has doors to the garage, the rear garden and a cloakroom. A further door and stone steps lead down to the cellar which has a barrelled ceiling and is ventilated by an extractor set in to a window, ideal for limited storage and the wine naturally.

The impressive dining room has parquet flooring, ceiling beams, a painted exposed stone gable wall, wall light points, dado railing, front bay window. The kitchen provides a range of cream fronted base and eye-level cupboards, drawer sets with work surfaces and an in set stainless steel sink unit with long reach mixer tap. Electric fan-assisted oven, 4-ring hob, plumbing facilities. Down lighters, high fitted storage shelving, white ceramic tiling, two double glazed side windows and an original side window. Beyond the kitchen is a versatile single storey extension that could be a ground floor bedroom, office or TV/lounge as it is now. There are part panelled walls and ceiling, two side windows and a side door to the courtyard.











Seller Insight

“ Nestled on the edge of the picturesque and heritage-rich village of Wroxton, Alpha Cottage is a captivating Grade II Listed thatched home dating back to 1822. With its striking silhouette of stone and thatch, this part-restored cottage blends period craftsmanship with a deep sense of place and continuity. Surrounded by open countryside yet just minutes from Banbury and direct rail links to London, it offers the rare combination of seclusion, convenience, and community.

Lovingly cared for by its current owners since 2011, Alpha Cottage is more than a home — it is a piece of living history. From the vast Inglenook fireplace and exposed timbers to the low, quirky doors, deep window seats, and two-foot-thick stone walls, every feature reflects the enduring character of its age. Some works have already been undertaken — including a full re-thatch, the introduction of heritage double glazing to most windows, stone restoration and repointing, and main bathroom upgrades — yet the cottage still offers scope for further investment to bring it fully into its next chapter.

The interior exudes rustic charm, while the south-facing courtyard and terraced rear garden create a private oasis for entertaining or quiet reflection. Seasonal rhythms define life here — spring blossoms, summer light, autumn colour, and winter fires. Wildlife abounds, with hedgehogs, deer, and birds making daily appearances in the garden.

Wroxton itself is a quintessential English village with a vibrant community spirit, rich cultural events, and excellent local amenities including schools, pubs, and historic sites. While previous consents for window restoration and garden enhancements have now lapsed, it is anticipated that similar permissions could readily be sought by new custodians, offering further scope to shape the property to taste.

Alpha Cottage offers not only character, comfort, and charm, but a way of life rooted in heritage, nature, and a strong village community.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor

The first floor landing has some fine elm floorboards, rear window, smoke alarm, further stairs to the second floor accommodation. The main bedroom has a cast-iron ornamental fireplace and fender, wide elm boards, original shallow cupboard, ceiling beam, double-glazed front window with a built-in seat, overlooking the front garden. Bedroom 3 also has wide exposed floor boards, wardrobe, double-glazed front window with built-in seat. The re-fitted bathroom has a white suite comprising of a panelled bath with a mixer tap and shower over with a hinged shower screen. Imperial pedestal wash-hand basin and high-level cistern, and heated towel rail. Some panelled walls, tiled floor and walls, wall light points, extractor fan, rear window.

Second Floor

The second floor landing also has some handsome elm boards and exposed beams including an original pegged cruck beam and vertical timbers. The second double bedroom is a very attractive bedroom with exposed purlins, vertical timbers and exposed floor boards, there is a double-glazed side window. A central cloakroom services this floor with a pedestal wash-hand basin, low-level WC, exposed purlin and beams. Storage recess, exposed boards, extractor fan. The 4th single bedroom is an interesting L-shaped room making it ideal for a child's bedroom or an office (as it provides now). It also has exposed beams, purlins and floor boards, and side window with a seat.







OUTSIDE

Front Garden

The frontage is private and fully enclosed by mature trees and established bushes on three sides, with an ancient dry-stone wall along the north boundary. There is a central lawn area with well-stocked flower borders, a flowering cherry, several flowering cherry plum trees. On the front of the house there is a wisteria and a clematis. There is an extensive highway verge running along the western side of the house with some mature trees including a fine maple tree. (This whole area has long been maintained by the owners, along with the flower borders and grass section). It also has a side gate leading to the rear garden.

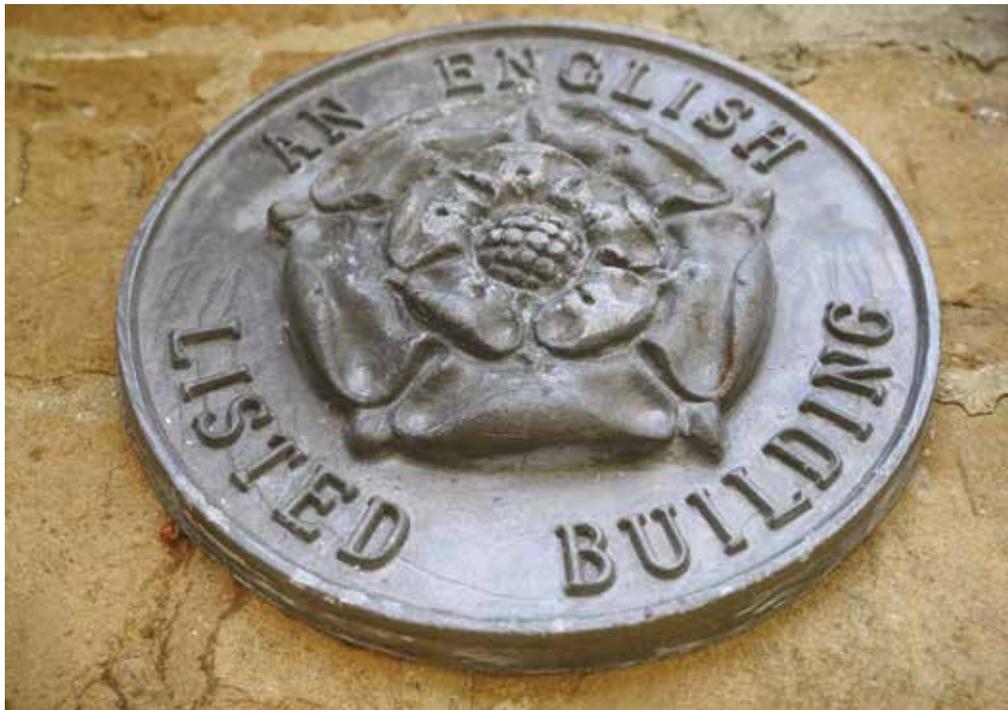
Garage & Parking Arrangements

There is an L-shaped driveway proving good off road parking which also leads to the attached single garage that has both light and power connected. There is also access from the rear of the garage to the house.

Rear Garden

Directly behind the property is a private courtyard garden with outdoor lighting, cold-water tap and a power supply. It measures around 8.5m by 6m and has a 2m stone wall and doorway taking you through to the main garden. The south-west facing rear garden is really attractive with a stone and brick pathway meandering all the way to the far boundary which is around 42.5m away. The garden has two lawn areas interspersed with well-stocked flower borders, two vegetable beds, fruit trees include Victoria and greengage plums, and two apple trees. Along the border with the A422 there are evergreen trees and bushes including some large Ash trees providing shade and privacy. The garden has an average width of 9.5m, extensive dry-stone retaining walls, and some wire fencing retaining the views over the fields to the south of the cottage.









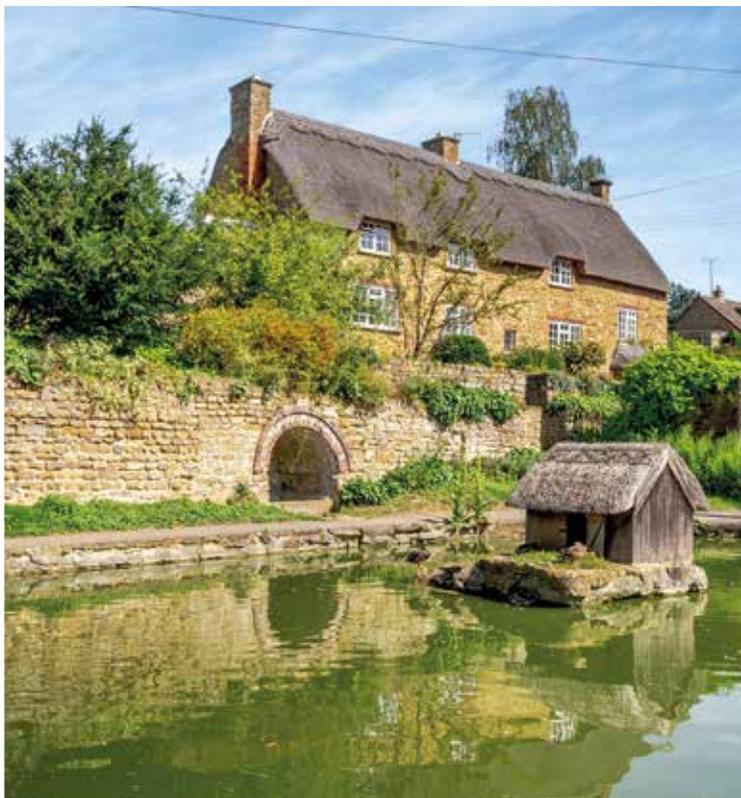
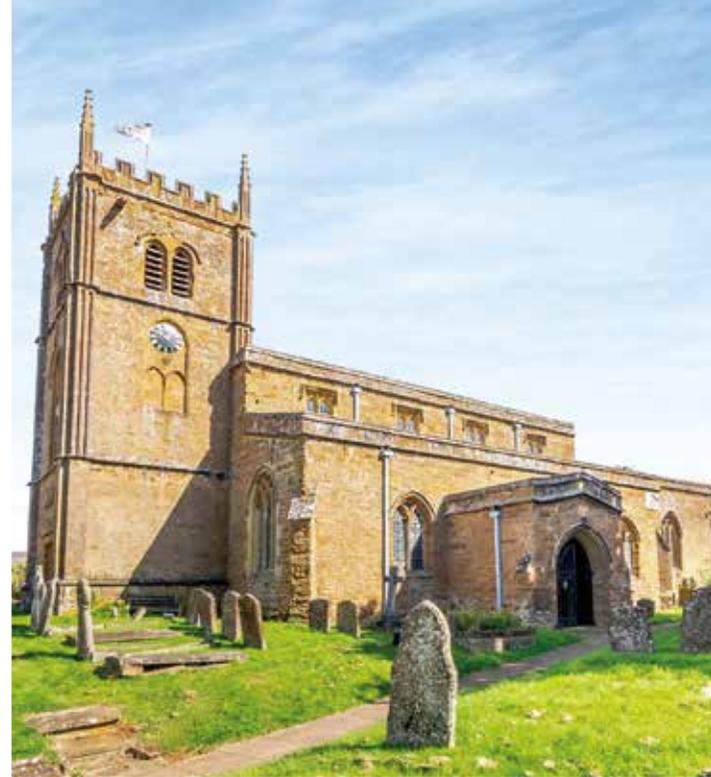
LOCATION

Listed in the Domesday Book, Wroxton lies approximately three miles west of Banbury in the picturesque north Oxfordshire countryside. The village is notable for its Conservation Area designation and high concentration of thatched and listed ironstone (Hornton) cottages, arranged along gently winding lanes and around a traditional village green with a pond and distinctive thatched duck house.

At the historic heart of the village stands Wroxton Abbey, a distinguished Jacobean country house occupying the site of a former 13th-century Augustinian priory. Since 1965, the Abbey has been home to Fairleigh Dickinson University, and its grounds are open to the public. The village further benefits from the Grade II listed Ancient Parkland associated with the Abbey, which sweeps around its southern boundary.

Wroxton is served by both St Mary the Virgin Church, a medieval Church of England parish church, and St Thomas of Canterbury Church, a thatched Catholic church. Local amenities include a Church of England primary school and Wroxton House Hotel, which offers accommodation, events, a restaurant and bar. A variety of shops are available minutes away in Banbury. Wroxton also boasts well-established football and cricket clubs, with associated pitches and clubhouses, as well as many clubs, charities and community events. The White Horse, a traditional 18th-century coaching inn, is expected to reopen after refurbishment in 2026.

Communication links are excellent, with the M40 (J11) approximately four miles away, providing access to the national motorway network. Banbury station offers regular direct services to London Marylebone, central London and Birmingham in under an hour, while Birmingham Airport is approximately 38 miles away. Situated on the edge of the Cotswolds, Stratford-upon-Avon and Chipping Norton are both within 30-minute drives, with Oxford less than an hour.





Local Authority

Cherwell District Council.
Telephone (01295) 227000.
Council Tax Band E – current payable is £2,918.90p annually.

Services

Mains electricity, drainage, water, oil-fired central heating to radiators, BT.

Broadband Speeds & Mobile Reception

Ultrafast Broadband is available in the location typically delivering 1,800Mbps download and 950Mbps upload speeds. The current speeds at the house are 54Mbps download and 11Mbps upload from the current ISP. There is 5G mobile reception available both indoors and outside from Three, Lycamobile, EE, Smarty, ID Mobile and O2, (do check with your local provider).

Tenure

Freehold

Opening Hours

Monday to Friday	9am–8pm
Saturday	9am–7pm
Sunday	By prior arrangements

Viewing Arrangements

Strictly through the vendors sole agents Fine & Country on either (01295) 239665 or (07761) 439927.

Directions

From the Banbury Cross, head northwards to the main crossroads at the Three Pigeons public house. Turn left here on to the A4100 Warwick Road and stay on this road until you reach the T-junction at The Barley Mow at the top of the Warwick Road. Turn left here on to the A422 Stratford Road driving through Drayton and after a further mile you will enter Wroxton village, The Wroxton House Hotel is on your right. Stay on the main A422 Stratford road through the village, Alpha Cottage is the very last house on your left before leaving Wroxton, just after the triangular green with the large Hornton stone Wroxton village sign. There is a for sale board outside to help identify the property.

Planning Permission

Planning permission has been granted for the redevelopment of a site of former derelict farm buildings located approximately 250–300 metres to the south-south-east of the property, providing ten new residential dwellings. In addition, consent has been approved for the extension of the existing Wroxton Fields Quarry, located to the west of the property, beyond North Newington Road. These matters do not form part of the property and are outside the vendor's control. All interested parties are advised to make their own enquiries with Cherwell District Council.

Guide price £750,000



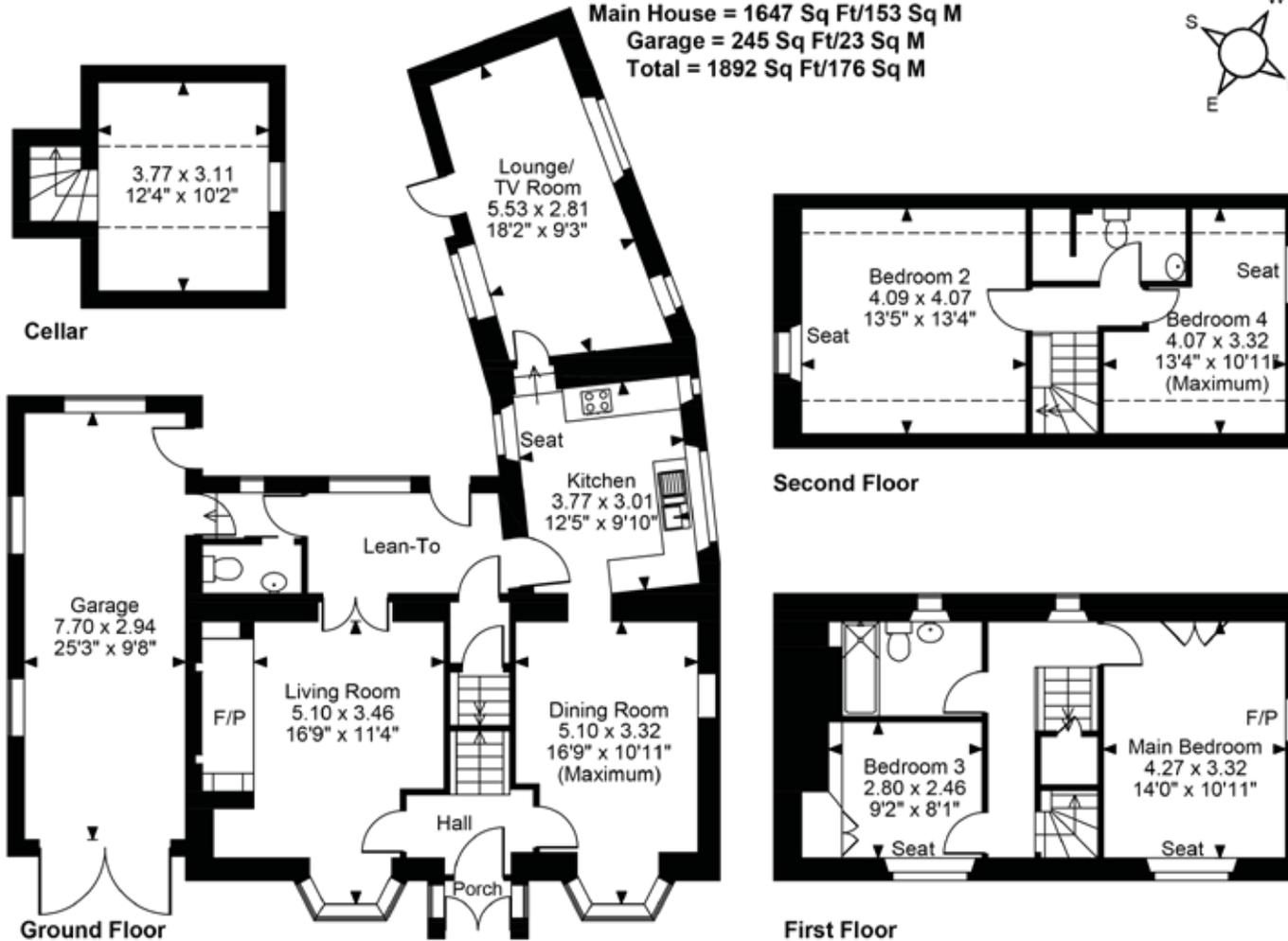
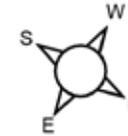
Alpha Cottage Stratford Road, Wroxton, Banbury

Approximate Gross Internal Area

Main House = 1647 Sq Ft/153 Sq M

Garage = 245 Sq Ft/23 Sq M

Total = 1892 Sq Ft/176 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

▤▤▤▤ Denotes restricted head height

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EPC Exempt





CHRISTOPHER E MOBBS CPEA PARTNER AGENT

Fine & Country Banbury
40 years experience | 07761 439927 | DD: (01295) 239665
email: chris.mobbs@fineandcountry.com

joined Fine & Country in 2003, and left the Rugby office as clear market leaders after 14 happy and hard-working years there to replicate that success in my home town of Banbury. I completed my CPEA 2-year qualification by choice in 1986 to try and raise the profile of estate agency. I work closely with all of my highly valued clients and I am available 24/7 to ensure we get the desired outcome. My knowledge enables me to resolve any hurdles along the journey, and I remain just as passionate as when I started my successful career back in 1986!

YOU CAN FOLLOW CHRIS ON



"Outstanding. Chris could not have made the experience of buying a house any better.

The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.

Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!"

"Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough."



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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