

**FOR SALE**



**Wroxton Lane, Horley**  
**Guide Price £865,000**

**MARTIN&CO**



## Wroxton Lane, Horley

### 4 Bedrooms, 2 Bathroom

#### Key Notes:

- Beautifully redesigned period cottage combining original character with a striking contemporary extension
- Spacious open-plan kitchen, dining and living area designed for modern entertaining
- High-spec kitchen with central island, marble worktops and shaker-style cabinetry
- Large glazed sliding doors opening onto a private terrace for seamless indoor-outdoor living
- Cosy separate snug/study with log-burning stove and views along the village lane
- Four well-proportioned bedrooms, including a principal suite with vaulted window and countryside views
- Stylish bathrooms, with potential to create an additional en suite in the second bedroom
- Private east-facing garden with terrace and open field views, plus off-street parking for two vehicles
- Council Tax Band: F
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



### About the Area:

Set in the heart of Horley, an attractive ironstone village in north Oxfordshire, this beautifully reimagined home blends period charm with striking contemporary design. The village itself is surrounded by rolling countryside near the Warwickshire border and enjoys Conservation status, offering a picturesque setting alongside a strong sense of community. Local amenities include a welcoming pub, an active cricket club and a parish church, while nearby Banbury provides a wider range of shopping, leisure facilities and direct rail services to London Marylebone and Birmingham, as well as convenient access to the M40.



The property has been thoughtfully redesigned by an award-winning interior designer, transforming a traditional cottage into a stylish and highly functional home ideal for modern living and entertaining. The original character of the cottage has been carefully preserved, while a substantial rear extension introduces a light-filled, open-plan living space that connects seamlessly with the garden.

At the centre of the home is a well-appointed kitchen featuring a large island with breakfast bar, marble worktops and classic shaker-style cabinetry. A range cooker and flagstone flooring add warmth and character, while the layout flows naturally into the dining and sitting areas, creating a sociable environment perfect for hosting. The living space is enhanced by contemporary touches, including mirrored wall detailing and a sleek electric fireplace, with expansive glazed sliding doors opening directly onto the terrace to extend entertaining outdoors.

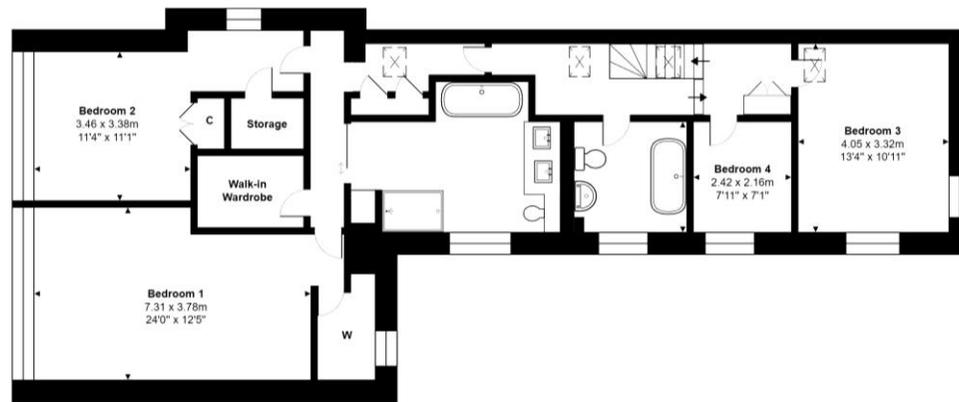
A separate snug or study, accessed via an inner hall with a cloakroom, offers a more intimate retreat complete with a log-burning stove and a charming outlook along the village lane.

Upstairs, the accommodation reflects the home's blend of old and new. The original part of the cottage provides two bedrooms and a family bathroom, while the extended section offers two further bedrooms with a more contemporary feel. The principal bedroom is particularly impressive, with a high vaulted window framing far-reaching countryside views, as well as generous dressing space and a stylish en suite with twin basins and a shower. A second bedroom enjoys similar views and includes built-in storage, with plumbing already in place for a potential en suite.

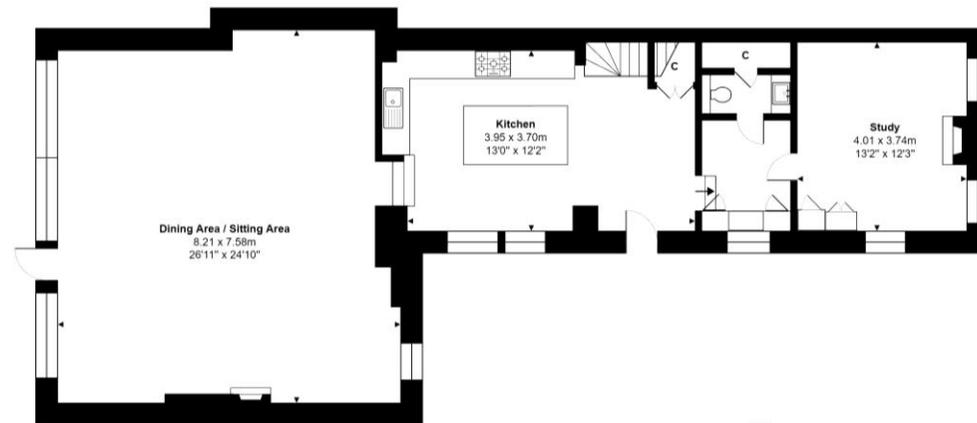
Outside, the property benefits from off-street parking to the side. The rear garden, which faces east, is both private and peaceful, bordered in a way that maximises uninterrupted views across open fields. A terrace adjoining the house provides an ideal setting for outdoor dining and relaxation, completing this exceptional village home.







First Floor



Ground Floor

Approximate Gross Internal Area

219.0 m<sup>2</sup> ... 2357 ft<sup>2</sup>



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

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