

THORNE COTTAGE

HORNTON, OXFORDSHIRE



Detached cottage with annexe in the heart of popular Oxfordshire village.

Ground Floor: Sitting Room • Dining Room • Kitchen

First Floor: Two double bedrooms and the family bathroom

Second Floor: Attic room

Outside: One bed annexe with living room and shower room, garage and garden

**Butler
Sherborn**

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DESCRIPTION

Thorne Cottage is a charming two-bedroom period cottage constructed from attractive Hornton stone beneath a traditional slate roof. Full of character and original features, the cottage also benefits from a detached one-bedroom annexe, offering excellent flexibility for guest accommodation or potential home office use.

Upon entering the property, you are welcomed into a cosy sitting room, leading through to a separate dining room and a well-appointed kitchen positioned at the rear of the house. The first floor comprises two bedrooms, one of which features a useful mezzanine level for additional storage. A family bathroom completes the first-floor accommodation.

Separate from the main house is a detached one-bedroom annexe, providing a comfortable sitting room, bedroom, and shower room. Also included is a garage, offering useful storage space or exciting potential for conversion, subject to the necessary planning consents.

To the rear, the enclosed walled garden is predominantly laid to lawn with some established flower borders. The garden also features a paved patio terrace, providing the perfect setting for outdoor dining, entertaining and in the peaceful surroundings.

Thorne Cottage is being sold with no onward chain.

SERVICES

Mains water, electricity and drainage are connected. Electric under floor heating downstairs, electric heaters upstairs. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).





Annexe



Annexe



Annexe



Annexe

TENURE

Freehold with vacant possession

WAYLEAVES & EASEMENTS

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

LOCAL AUTHORITY

Cherwell District Council, 39 Castle Quay, Banbury, OX16 5FD, 01295 227001, www.cherwell.gov.uk

EPC

6 (G)

COUNCIL TAX

Band C



Towns

Banbury 6.4 miles
Shipston on Stour 12 miles
Stratford-upon-Avon 14.6 miles
Leamington Spa 18.9 miles



Schools

Hornton Primary School 0.1 miles
Sibford School 7.6 miles
Tudor Hall 9.1 miles
Bloxham School 9.2 miles
Kineton High School 6.9 miles
The Croft, Stratford-upon-Avon 14 miles
Stratford Grammar schools 15.6 miles
Warwick Prep & Senior School 17.3 miles



Train Stations

Banbury 7.7 miles
Stratford-upon-Avon 15.6 miles
Moreton in Marsh 18.5 miles



Pubs

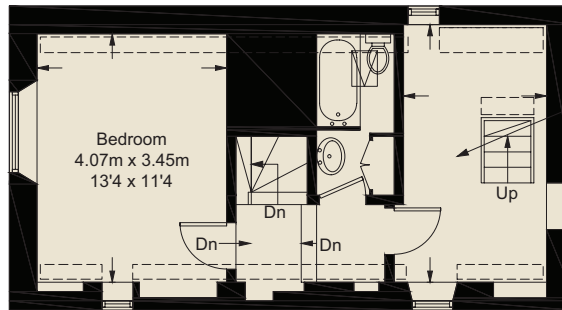
The Dun Cow, Hornton 0.2 miles
The Bell, Shenington 3.9 miles
The Runway, Shenington Airfield 3.8 miles
The Chandlers Arms, Epwell 5.9 miles
Michelin Star, The Royal Oak, Whatcote 7.4 miles



Members Clubs

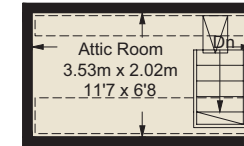
Soho Farmhouse 15.3 miles
Daylesford Organic 21 miles
RH England 14.9 miles

 = Reduced headroom below 1.5m / 5'0

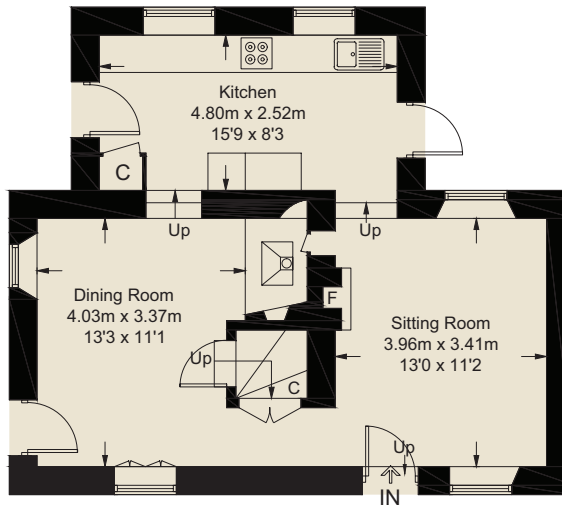


First Floor
34.0 sq m / 366 sq ft

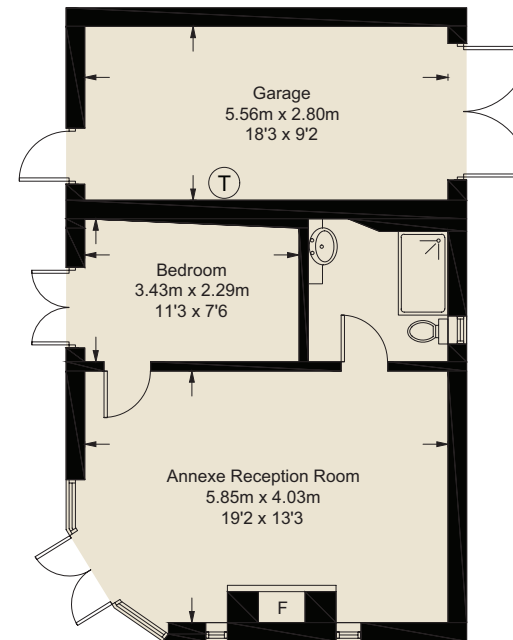
Bedroom
4.15m x 2.31m
13'7 x 7'7



Attic Room
7.1 sq m / 76 sq ft



Ground Floor
47.5 sq m / 511 sq ft



(Not Shown In Actual Location / Orientation)

Annexe

Approximate Gross Internal Area = 88.6 sq m / 953 sq ft
Annex = 56.4 sq m / 607 sq ft (Including Garage)
Total = 145.0 sq m / 1560 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1321104)



VIEWINGS

Please telephone Butler Sherborn,
Stow-on-the-Wold office (01451) 830731
or email stow@butlersherborn.co.uk.

DIRECTIONS (OX15 6BS)

From Banbury, take the Warwick Road out of Banbury, after 1.9 miles turn left on to Moor Mill Lane. At the T-junction turn right to Hornton on Wroxton Lane. Follow Wroxton lane for 3.5 miles and then turn left on to Millers Lane. Follow the road into Hornton and then when you see a small grass triangle the cottage is straight ahead.

What3Words//crystals.crouches.eclipses

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