



Enchanted Cottage, Back Hill
Shotteswell, Banbury, Oxon, OX17 1HU



ROUND & JACKSON
ESTATE AGENTS





A beautifully renovated Grade II Listed detached cottage occupying an elevated position with a large mature garden, in the heart of the highly sought after village of Shotteswell.

The Property

Enchanted Cottage is a beautifully restored Grade II Listed detached cottage occupying an elevated position within the highly regarded village of Shotteswell, enjoying attractive countryside views and an unusually large plot. The property has been comprehensively renovated in recent years including a new heating system, replacement double glazing, a stylish fitted kitchen and contemporary shower room. Character features including exposed stonework and beams blend beautifully with modern finishes and underfloor heating. The accommodation includes an open plan living/kitchen/dining room with shaker style units, quartz work surfaces and a feature bioethanol stove, together with a double bedroom and stylish shower room to the first floor.

Outside, the generous gardens offer seating areas, mature planting and potential for extension or ancillary accommodation subject to the relevant permissions.

Open Plan Kitchen/Living Accommodation

A beautifully presented and thoughtfully designed open plan living space combining character and contemporary styling. The newly fitted kitchen comprises attractive blue shaker style units with quartz work surfaces, integrated oven, hob, extractor hood, dishwasher and washer/dryer together with space for a fridge freezer. The room features exposed stonework, an attractive stone alcove and windows to both the front and rear elevations with folding shutters to the front. A feature bioethanol stove sits within a brick fireplace creating a cosy focal point whilst spiral stairs rise to the first floor. Wood effect flooring with underfloor heating runs throughout.

Bedroom

A charming and light filled double bedroom enjoying elevated views across the village and surrounding countryside. The room retains plenty of character with exposed beams and benefits from laminate wood effect flooring with underfloor heating. There is a built-in wardrobe cupboard, access to the insulated loft space and a sliding door leading through to the shower room.

Shower Room

Beautifully re-fitted in a modern contemporary style with a white suite comprising a large shower cubicle with Mira electric shower and Metro style tiled surround, wash hand basin with illuminated mirror and storage cupboard beneath, WC and heated towel rail. A rear facing window provides lovely views over the garden and beyond whilst underfloor heating adds additional comfort.

Outside

One of the property's most attractive features is its unusually large garden which extends to the side and rear of the cottage and offers excellent privacy together with wonderful elevated views across the village and countryside beyond. Immediately behind the cottage there is a paved seating terrace ideal for outdoor dining and entertaining together with shingled areas, lawns, mature shrubs and trees. The garden also includes outside lighting, an external tap and a useful garden shed. Given the size of the plot there is clear potential for extension, a garden office or ancillary outbuilding subject to obtaining the necessary permissions. On street parking is available within the lay-by to the front together with additional parking nearby.



Situation

Situated approximately four miles north west of Banbury, the highly regarded Conservation village of Shotteswell enjoys an attractive rural setting surrounded by rolling South Warwickshire countryside. The village is well placed for access to a number of respected local schools with primary school children served by nearby Fenny Compton and secondary education available at Kineton High School, King Edward VI School and Stratford Girls Grammar School. A public footpath from the edge of the village leads across open countryside to the popular The Falcon at Warmington public house. The nearby market town of Banbury provides an excellent range of shopping and leisure facilities together with mainline railway services to London Marylebone, whilst the M40 motorway at Junctions 11 and 12 offers convenient access to both London and Birmingham.

Directions

From Banbury proceed in a northerly direction on B4100 Warwick Road and continue for approximately four miles. Take the second turn (signposted First Turn) and continue into the village bearing left onto Back Hill. Descend the hill and bear right where the property will be found on you right hand side and on the corner of Snuff Lane.



Services

All mains services are connected with the exception of gas. There is electric underfloor heating throughout.

Local Authority

Stratford upon Avon District Council. Tax band A.

Tenure

A Freehold property.

Viewing Arrangements

Strictly by appointment with Round & Jackson.

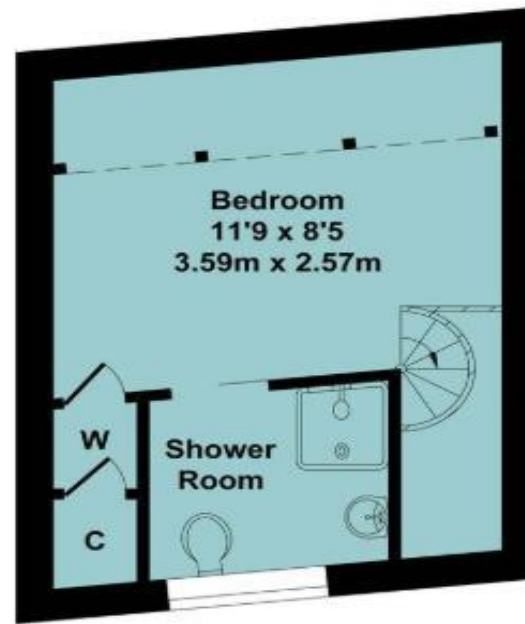
Asking Price: £250,000



Ground Floor
Approx. Floor
Area 193 Sq.Ft.
(17.90 Sq.M.)



First Floor
Approx. Floor
Area 192 Sq.Ft.
(17.80 Sq.M.)



Total Approx. Floor Area 385 Sq.Ft. (35.70 Sq.M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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