



Tumbledown, Park Lane  
North Newington, Oxon, OX15 6AD



ROUND & JACKSON  
ESTATE AGENTS





**A charming and beautifully presented two-bedroom period cottage pleasantly located in the heart of this sought after and well served village.**

### The Property

Tumbledown, Park Lane, North Newington is a charming stone cottage which is pleasantly located within the heart of this highly regarded and pretty village. The property has beautifully presented accommodation which is arranged over three floors. On the ground floor there is a modern kitchen/dining room with a log burner fitted in the dining area and steps leading downstairs to a cosy, snug/sitting room. On the first floor there is a central landing with two bedrooms and a modern family bathroom. Outside of the property to the side there is a pleasant, suntrap garden with a patio seating area, a lawned garden area and established plants borders, trees and shrubs.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

### Kitchen/Dining Room

Main door to the front leading into the open plan kitchen/dining room. Within the kitchen, there are fitted shaker style eye level cabinets with base units and drawers with work surfaces over, a modern tiled splash back wall, stairs leading down to the sitting room/snug and a window to the front aspect. There is space and plumbing for a free standing washing machine, dishwasher, fridge/freezer, range cooker. Within the dining area there is ample space for furniture, a central log burner, door to the rear garden and stairs rising to the first floor.

### Sitting Room/Snug

A cosy reception room with a window to the front aspect, ample space for furniture and a useful understairs storage cupboard which houses the oil fired boiler.

### First Floor Landing

With doors to all first floor accommodation and hatch to the loft space.



### Bedroom One

A spacious double bedroom with two double built in wardrobes and a window to the side aspect.

### Bedroom Two

A large single bedroom with a window to the front aspect.

### Family Bathroom

Re-fitted by the current owners in 2023, with a panelled bath with a shower over, W.C., wash hand basin, heated towel rail and built in cupboard. Modern tiled splash backs and a Velux style window to the front aspect.

### Outside

To the front of the property, there are established hedges, shrubs and hedges. The main area of garden is located to the rear and side with a patio seating area, a lawned area and pleasant established plants, shrubs and trees and double gates providing access to the road.



### Situation

North Newington is a highly sought-after and picturesque village located just to the west of Banbury, surrounded by attractive rolling countryside. The village has a strong sense of community with a variety of events taking place throughout the year. The primary school is extremely popular which also provides a hall for village activities and The Blinking Owl public house is popular with walkers. As well as having its own primary school, the village is well served by a range of highly regarded schools in both the state and independent sectors, making it particularly appealing to families. Leisure opportunities are plentiful, with the surrounding countryside offering excellent walking, cycling and riding, along with a number of nearby golf courses and sports facilities. The nearby market town of Banbury provides a comprehensive range of amenities including shops, supermarkets, schools and leisure facilities, together with a mainline railway station offering regular services to London Marylebone. The M40 (Junction 11) is also easily accessible, providing excellent road links to Oxford, Birmingham and London. In addition, Soho Farmhouse is approximately 8 miles away, offering a renowned private members' club with a range of leisure facilities.

### Directions

From Banbury proceed in a westerly direction toward Shipston-on-Stour (B4035). Take the first turning on the right where signposted to North Newington. Travel into the village and take the first turn in on your left hand side into Park Lane where the property is the first on your right hand side.

### Services

All mains' services with the exception of gas. Oil fired central heating.

### Local Authority

Cherwell District Council. Council tax band C.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price: £290,000





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