



Maynewood, Wardington, Banbury, Oxon OX17 1RU
Guide Price £325,000 Freehold

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A charming two bedroom brick and stone built character cottage, believed to date back to the 1700's and situated in the heart of the highly regarded village of Wardington. Enjoying views towards the village church and churchyard, this delightful home combines period features with modern improvements, including a recently refitted kitchen and shower room. The property offers well presented accommodation arranged over three floors and benefits from a front garden.

Entrance hall | Living room | Refitted kitchen | Two double bedrooms | Refitted shower room | Front garden

Ground Floor

Entrance Hall

Accessed via a UPVC double-glazed door, with stairs rising to the first floor, radiator, useful understairs storage cupboard, and fuse box replaced in 2023.

Living Room

A characterful reception room featuring solid wood flooring, windows to the front and side aspects, and an impressive inglenook fireplace incorporating the original bread oven and a multi-fuel stove, which provides heating and hot water to the property.

Kitchen

Refitted in 2023 with a range of modern base and wall units complemented by granite worktops. Features include a Belfast sink with swan-neck tap, twin ovens, induction hob, integrated dishwasher, full-height fridge and freezer, and a dedicated cupboard housing a stacked washing machine and tumble dryer. The room benefits from windows to the front and both side aspects, tiled flooring, radiator, and space for a drinks fridge. A door provides access to the front garden.

First Floor

Landing

With radiator and staircase rising to the second floor.

Bedroom One

A spacious double bedroom with exposed wooden floorboards, radiator, and window to the side aspect.

Shower Room

Recently refitted with a modern three-piece suite comprising WC, wash hand basin with storage below, and shower cubicle with rainfall shower and separate attachment. Finished with wall panelling, heated towel rail, and obscured side window.

Second Floor

Landing Area

With rooflight window and useful storage cupboard. Subject to the necessary investigations and approvals, this space may offer potential for the installation of an additional WC, being positioned above the existing bathroom.

Bedroom Two

A further double bedroom with rooflight window and front-facing window enjoying views towards the churchyard. The room also benefits from a storage cupboard and radiator.

Outside

Front Garden

A delightful cottage-style garden enclosed by a stone wall and currently arranged as a productive vegetable garden. The space offers excellent potential to create a seating or terrace area, making the most of the attractive views across the church and churchyard. Flower and shrub borders run alongside the property, enhancing its character and kerb appeal.

Wardington is a popular and picturesque village surrounded by attractive countryside, whilst remaining conveniently located for access to Banbury, the M40 motorway, and rail links to London and Birmingham.

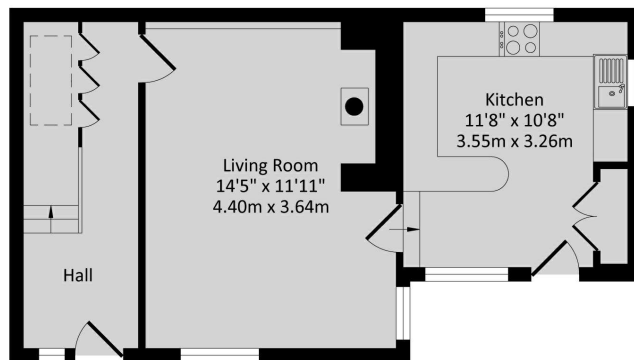
Services: All Council Tax Banding: D
Authority: Cherwell District Council



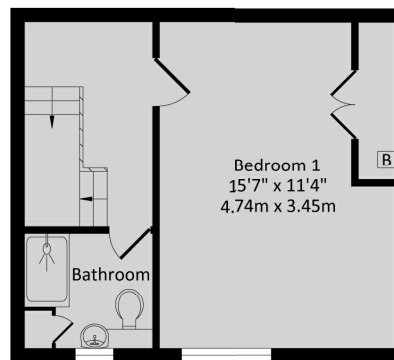


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

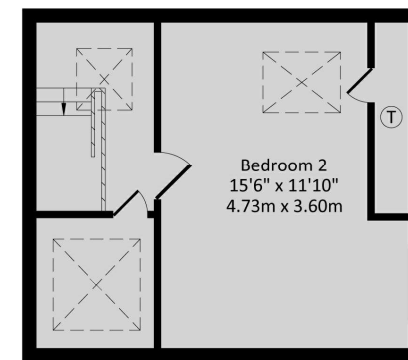
Ground Floor
405 sq.ft. (37.60 sq.m.) approx.



First Floor
276 sq.ft. (25.60 sq.m.) approx.



Second Floor
276 sq.ft. (25.60 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 957 sq.ft. (88.80 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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