



Austen Cottage
Main Street | Wroxton | Banbury | Oxfordshire | OX15 6PT

AUSTEN COTTAGE

*A Hornton stone Grade II Listed house with a re-thatched roof,
bespoke new kitchen, 3 bedrooms, courtyard rear garden in this
pretty village*



Ground Floor

There is a double glazed wooden door that opens to the re-modelled entrance hall. There are two full height shoe cupboards, a low-level seat, hat & coat pegs with overhead storage, great use of the space. Tiled floor with underfloor heating, ceiling beams. Leaded light front window, telephone point, two steps up to the lounge. There is a stone hearth, with stone piers (fireplace not used currently) with beam above, Oak fitted shelving and floor mounted cupboards, Karndean flooring, ceiling beams. A newly built turned staircase rises to the first floor, under stairs storage cupboard, large front bay window with lovely views that also allows natural light to flood in to the ground floor. Steps lead up to the rear kitchen extension, and down to the cosy dining room.

This charming room hosts the original inglenook fireplace with now has built in shelving, lighting and the RCD consumer unit and electricity meter. Fully panelled wall, built in shelving and cupboards, exposed stone wall, tiled floor with underfloor heating. Wall light points, ceiling beams, a lovely dining space. The kitchen has been carefully re-designed and fully re-fitted to an exacting standard to maximise the storage. Built from brown Maple hardwood, there are painted base cabinets, drawer sets and a clever carousel unit. The island has a black granite top with Siemens 4-ring induction hob, Fisher & Paykel integrated dishwasher and electric fan-assisted oven and a Franke extractor hood above. Further base units, breakfast bar, enamel Butler sink and a Quooker flex boiling tap set into white granite work surfaces. Dresser unit with shelving housing the electrical appliances, some wall panelling. Plumbing facilities, down lighters, tall Siemens fridge/freezer unit, stable door to the rear garden.





Seller Insight



Set gently back from the road in the heart of the much-loved village of Wroxton, this enchanting thatched cottage has been a cherished home for the owners for the past three and a half years. From the very first viewing, it was the unmistakable character of the property that captured their hearts – the beautifully proportioned bay window, the sense of history woven into its fabric, and the idyllic village setting that immediately made it feel special. It is a cottage that wears its quirks proudly: delightfully wonky, full of personality, and rich in charm, where every detail feels authentic and inviting.

The sense of arrival is quietly magical. Stepping out of the front door, particularly in spring and summer, reveals a picture-perfect view down towards the village duck pond – a moment that never fails to raise a smile and perfectly encapsulates the pace and beauty of life here. Inside, the home is filled with warmth and comfort. The layout, while intimate, has been cleverly optimised through bespoke fitted furniture, all thoughtfully crafted to suit the cottage's character and proportions. The result is a home that feels both practical and beautifully tailored, proving that smaller spaces can live exceptionally well when designed with care.

One of the standout features is undoubtedly the large bay window, which floods the living space with natural light throughout the day and becomes a focal point during the festive season, when a small Christmas tree takes pride of place and adds to the cottage's storybook charm. Upstairs, the main bedroom is a favourite retreat – a cosy, calming space framed by exposed beams, offering a sense of quiet and comfort that feels wonderfully removed from the outside world.

The owners have personalised the interiors with a palette of warm, soothing colours that enhance the cottage's inherent cosiness and create an atmosphere that is instantly relaxing. Recent improvements have been undertaken with great respect for the building's heritage, including a newly rethatched roof in 2025 and the installation of a handmade bespoke kitchen, also completed in 2025, which seamlessly blends craftsmanship with everyday functionality.

Outdoor living is just as appealing. The low-maintenance courtyard provides the perfect setting for barbecues and relaxed entertaining, ideal for those who love to host without the demands of extensive gardening. It is a sociable space that mirrors village life itself – warm, welcoming, and designed for sharing good food and company.

Life in Wroxton has been as much about community as it has about the house. The village is renowned for its exceptional sense of togetherness, with regular dinner parties, barbecues, and events where everyone is welcome. Highlights of the calendar include the much-loved village fete, progressive suppers, and carol singing on the green, all of which bring neighbours together in a way that feels increasingly rare. The owners speak fondly of bringing their two daughters home here, embraced by a village that welcomed them with open arms and generosity.

Perfectly positioned close to town amenities yet surrounded by beautiful walks, with the Abbey quite literally on the doorstep, this cottage offers a lifestyle that balances convenience, beauty, and belonging. What will be missed most is not just the picturesque setting or the cosy evenings spent at home, but the people – the friendships formed, the shared moments, and the deep sense of community that has made this chapter in Wroxton truly unforgettable.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor

The spacious landing has an airing cupboard with slatted shelving housing the pressurised hot water cylinder, ceiling beam, smoke alarm. The main bedroom has quality bespoke fitted drawer sets, bedside cabinets and a full height wardrobe. Radiator, heavily beamed sloping ceiling, single-glazed front window. The second bedroom has a radiator, fitted shelving and a double-glazed rear window.

The third bedroom has been fitted out as a really smart office with a working area, fitted cupboards, foot rest and a wooden top. There is an internal mullion Gothic style window (blocked up now), fabulous fitted wardrobe with overhead storage, exposed beam, single-glazed front window. The bathroom has a new washstand with an oval shaped wash-hand basin, column mixer tap, low-level WC, white panelled bath with mixer tap, shower unit with a hinged shower screen, built in shelving and storage alcoves. Ladder radiator, herring bone tiling, tiled floor, loft access, single-glazed rear window.















OUTSIDE

Frontage

There is a slightly raised flower border to the front of the house with roses, lavender and 3 steps up to the front door.

Parking Arrangements

On road parking is almost always available directly in front of the terrace of period houses, with a bank and steep steps giving pedestrian access.

Rear Garden

The stable door from the kitchen leads to four steps that take you to the rear courtyard garden. There are garden lights, roughly 4ft stone retaining walls giving a fair degree of privacy to this north-facing low-maintenance area. It measures 5.3m wide by 5.1m across and is totally slabbed, ideal for 'al fresco' dining and BBQ's when the British weather allows!





LOCATION

Listed in the Domesday Book, Wroxton lies approximately three miles west of Banbury in the picturesque north Oxfordshire countryside. The village is notable for its Conservation Area designation and high concentration of thatched and listed ironstone (Hornton) cottages, arranged along gently winding lanes and around a traditional village green with a well-known pond and a distinctive thatched duck house.

At the historic heart of the village stands Wroxton Abbey, a distinguished Jacobean country house occupying the site of a former 13th-century Augustinian priory. Since 1965, the Abbey has been home to Fairleigh Dickinson University, and its grounds are open to the public. The village further benefits from the Grade II listed Ancient Parkland associated with the Abbey, which sweeps around its southern boundary.

Wroxton is served by both St Mary the Virgin Church, a medieval Church of England parish church, and St Thomas of Canterbury Church, a thatched Catholic church. Local amenities include a Church of England primary school and Wroxton House Hotel, which offers accommodation, events, a restaurant and bar. A variety of shops are available minutes away in Banbury. Wroxton also boasts well-established football and cricket clubs, with associated pitches and clubhouses, as well as many clubs, charities and community events. The White Horse, a traditional 18th-century coaching inn, is expected to reopen after refurbishment in 2026.

Communication links are excellent, with the M40 (J11) approximately four miles away, providing access to the national motorway network. Banbury station offers regular direct services to London Marylebone, central London and Birmingham in under an hour, while Birmingham Airport is approximately 38 miles away. Situated on the edge of the Cotswolds, Stratford-upon-Avon and Chipping Norton are both within 30-minute drives, with Oxford less than an hour.





Local Authority

Cherwell District Council.
Telephone (01295) 227000.
Council Tax Band C
The current amount payable is £2,122.83p 1/4/25 to 31/3/26.

Services

Mains electricity, drainage, water, electric radiators, BT.

Broadband Speeds & Mobile Reception

Ultrafast Broadband is available in the location typically delivering 950Mbps download and 950Mbps upload speeds. There is 5G mobile reception available both indoors and outside from Three, Lycamobile, EE, Smarty, ID Mobile and O2, (do check with your local provider).

Viewing Arrangements

Strictly through the vendors sole agents Fine & Country on either (01295) 239665 or (07761) 439927.

Directions

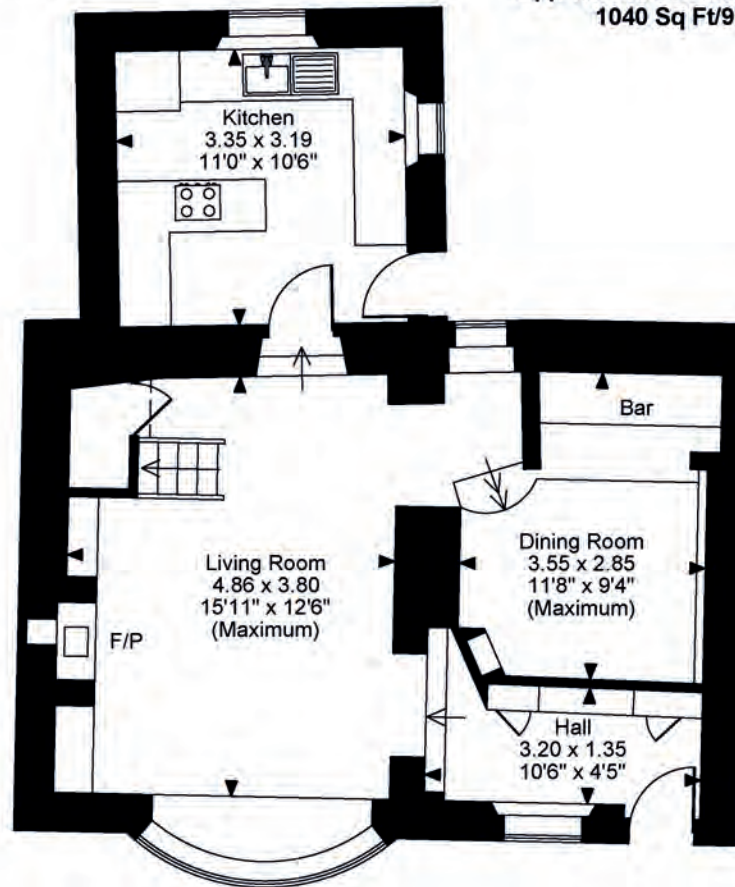
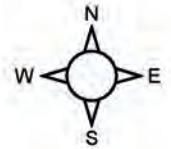
From the Banbury Cross, head northwards to the main crossroads at the Three Pigeons public house. Turn left here on to the A4100 Warwick Road and stay on this road until you reach the T-junction at The Barley Mow at the top of the Warwick Road. Turn left here on to the A422 Stratford Road driving through Drayton and after a further mile you will enter Wroxton village, The Wroxton House Hotel is on your right. Stay on the main A422 Stratford road through the village, turn left just before the large village stone down Main Street, passing the primary school on your right. Austen Cottage can easily be recognised on your left hand side as you descend the hill heading towards the duck pond. There is a Fine & Country board outside also.

Opening Hours

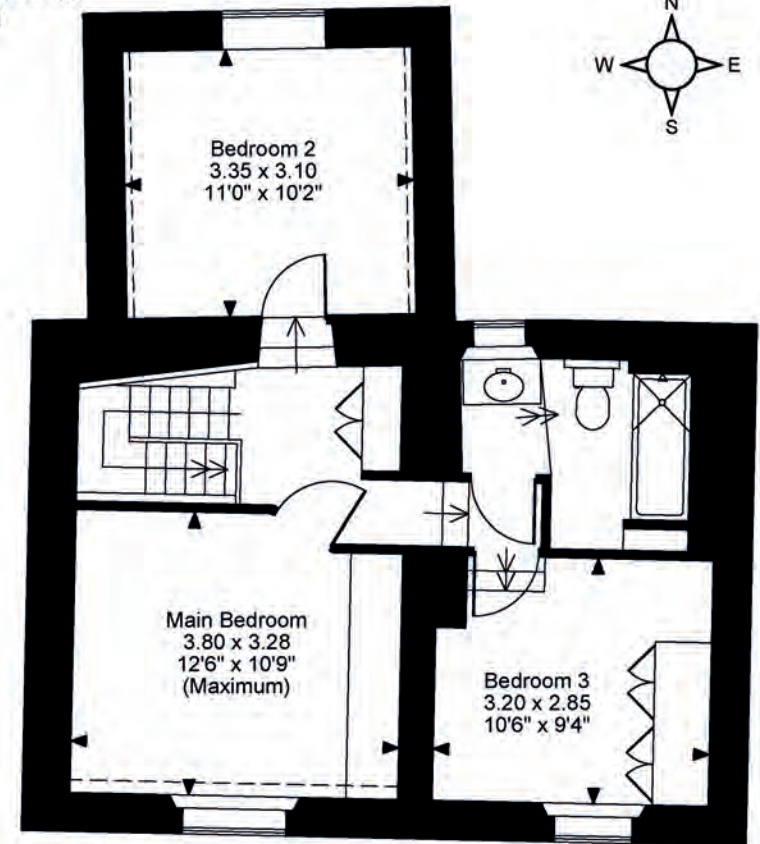
Monday to Friday	9am - 8pm.
Saturday	9am - 7pm.
Sunday	By prior arrangement

Offers over £390,000

Austen Cottage, Main Street, Wroxton, Banbury
Approximate Gross Internal Area
1040 Sq Ft/97 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8678756/LPV

**Property
Redress**



EPC Exempt

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CHRISTOPHER E MOBBS FNAEA CPEA PARTNER AGENT

Fine & Country Banbury
39 years experience | 07761 439927 | DD: (01295) 239665
email: chris.mobbs@fineandcountry.com

Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003, Chris started his very enjoyable estate agency career in May 1986. Chris is a consummate professional accepting only the highest standards of marketing, integrity and customer care. He also holds the CPEA qualification gained in 1993 after 2 years studying property law, sales & marketing and building construction. Chris has lived in the small village of Hanwell for 36 years with Liz, his wife of 40 years, so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



"Outstanding. Chris could not have made the experience of buying a house any better.

The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.

Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!"

"Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough."

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel: +44 (01295) 239665
chris.mobbs@fineandcountry.com
Guardian House 7 North Bar Street, Banbury, OX16 0TB

