

# SENENDONE HOUSE

SHENINGTON, OXFORDSHIRE



## A handsome, Grade II Listed, centre of village house with rural views

**Ground Floor:** Reception Hall • Dining Room  
Sitting Room • Study/Snug • Kitchen/Breakfast Room  
Garden Room • Utility/Boot Room • Cloakroom

**First Floor:** Principal bedroom suite  
Three further double bedrooms • Family bathroom

**Second Floor:** Three double bedrooms • Bathroom

**Outside:** Coach house • Thatched Barn  
Garden stores • Mature gardens • 0.34 of an acre



**Butler**   
**Sherborn**

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## DESCRIPTION

Occupying a prime location on the village green in the heart of Shenington, Senendone House is an elegant and substantial Grade II Listed property dating from the 1700s. The property offers beautifully proportioned accommodation arranged over three floors, together with attractive mature gardens, a traditional coach house and a thatched barn. Rich in character, the house retains many period features including high ceilings, original fireplaces and well-balanced reception rooms.

The accommodation provides generous and versatile living space throughout. The ground floor comprises a series of well-proportioned reception rooms including a sitting room with open fireplace, dining room, snug/study, garden room and cloakroom. The large farmhouse-style kitchen, complete with AGA, forms the heart of the home and offers ample space for family dining and everyday living. Adjacent to the kitchen, the old farmhouse-style dairy now forms a spacious and highly practical utility room. Beyond the utility room is the impressive double-height thatched barn, completing the ground floor accommodation.

On the first floor, the spacious principal bedroom benefits from a dressing room and en-suite bathroom. There are three further double bedrooms and a family bathroom. The second floor provides an additional three double bedrooms together with a bathroom, offering excellent flexibility for family living or guest accommodation.

To the left of Senendone House is a generous gravel driveway providing ample parking. The mature gardens are principally laid to lawn and bordered by established trees, shrubs and herbaceous planting, creating a private and peaceful setting. The double-height thatched barn and traditional coach house, comprising a carriage shed, three stable stalls and a hay loft, offer useful storage and potential for a variety of ancillary uses, subject to any necessary consents. Additional garden stores further enhance the practicality of the property.

Surrounded by attractive rolling countryside, Shenington is a highly regarded North Oxfordshire village close to the borders of Warwickshire and Gloucestershire. Centred around the village green and its 12th-century church, Shenington is renowned for its period ironstone houses and cottages, rich history and strong sense of community, complete with a

village pub, primary school and doctors surgery. Nearby market towns provide an excellent range of everyday amenities, while the area is particularly well placed for commuters, with access to Banbury's mainline rail services to London Marylebone and convenient road links via the M40.

## TENURE

Freehold with vacant possession

## SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## 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.

## 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.

## LOCAL AUTHORITY

Cherwell District Council, 39 Castle Quay, Banbury, OX16 5FD - T: 01295 227001 | W: [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

## EPC

Rating E (49)

## COUNCIL TAX

Band G

## VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold office - T: 01451 830731 | E: [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk).

## DIRECTIONS (OX15 6NE)

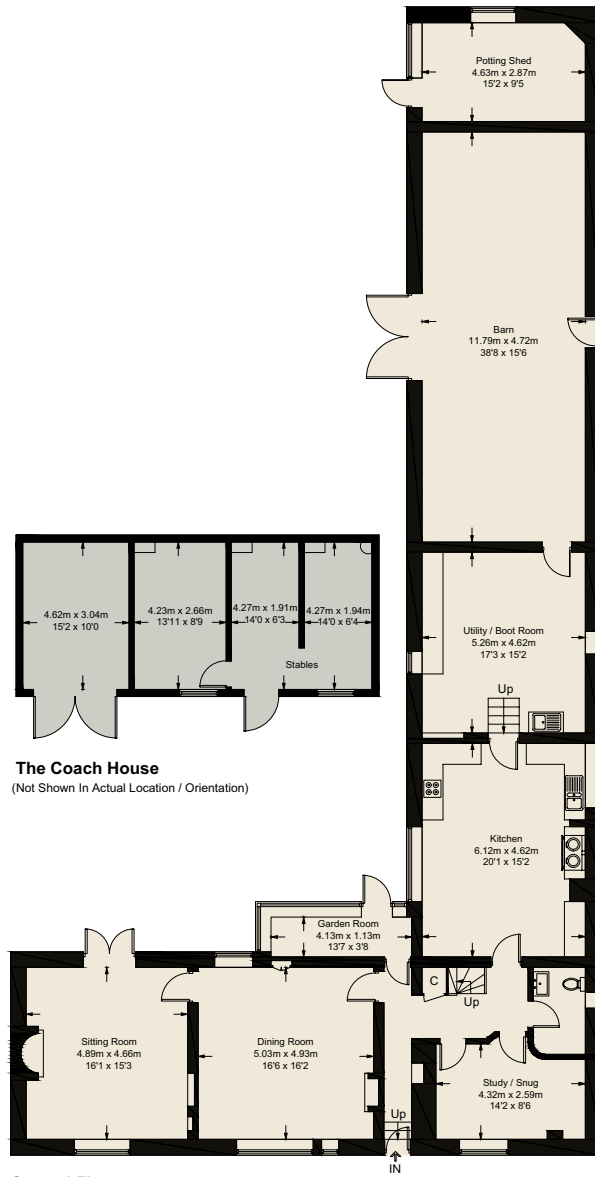
From Banbury, take the A422 towards Stratford-upon-Avon and continue through the villages of Drayton and Wroxton. After leaving Wroxton, continue for approximately 1.5 miles and turn left, signposted to Shenington and Alkerton. Continue for approximately 1 mile until reaching the village and at the village green turn left, Senendone House is on the opposite side and faces the green.

**what3words:** ///ironic.encloses.claw



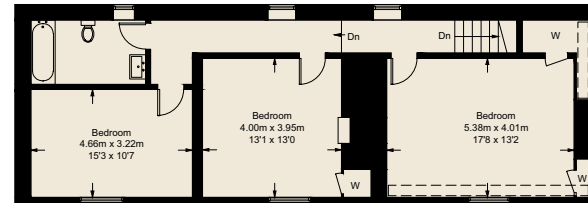
Approximate Gross Internal Area = 414.8 sq m / 4464 sq ft  
 Outbuildings = 56.2 sq m / 605 sq ft  
 Total = 471.0 sq m / 5069 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1244573)



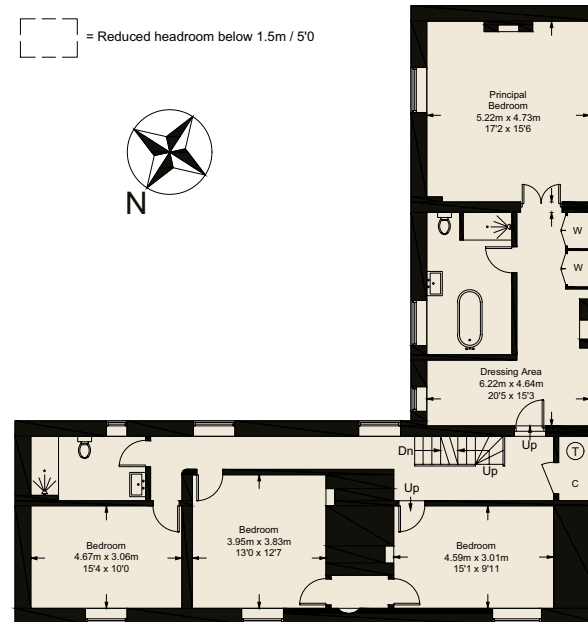
**The Coach House**  
 (Not Shown In Actual Location / Orientation)

**Ground Floor**  
 200.9 sq m / 2162 sq ft



**Second Floor**  
 81.3 sq m / 875 sq ft

= Reduced headroom below 1.5m / 5'0



**First Floor**  
 132.6 sq m / 1427 sq ft



### Towns

Banbury 5.5 miles  
 Shipston on Stour 8.5 miles  
 Stratford-upon-Avon 16 miles  
 Leamington Spa 18.5 miles



### Schools

Shenington Primary School  
 Sibford School 5.8 miles  
 Bloxham School 6.9 miles  
 Kington High School 8.1 miles  
 The Croft, Stratford-upon-Avon 15 miles  
 Stratford Grammer schools 16.7 miles  
 Warwick Prep & Senior School 18 miles



### Train Stations

Banbury 6.8 miles  
 Moreton in Marsh 15.5 miles  
 Stratford-upon-Avon 16.5 miles



### Pubs

The Bell, Shenington  
 The Runway, Shenington Airfield 0.7 miles  
 The Chandlers Arms, Epwell 2.8 miles  
 Michelin Star, The Royal Oak, Whatcote  
 5.8 miles  
 The Norman Knight, Whichford 11 miles



### Members Clubs

Soho Farmhouse 12.5 miles  
 Daylesford Organic 17 miles



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