



Jack Reynolds Cottage

£399,950
Chipping Warden. OX17

Found in the heart of the ever-popular village of Chipping Warden, Jack Reynolds Cottage is an irresistibly pretty Grade II Listed, stone-built thatched home of exceptional charm and character. Quite simply, it is absolutely beautiful, a quintessential English country cottage that captures the imagination from the very first glance.

- Historic G2 Listed home
- Pretty thatched cottage
- Character features throughout
- Presented beautifully
- One bedroom annexe
- Generous walled garden
- Popular village
- Local village pub
- Council tax band C
- Tenure | Freehold



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





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The delightful living room is centred around an impressive inglenook fireplace - a true focal point - complemented by exposed wooden beams and cottage-style doors. Every corner reflects the charm and craftsmanship of a bygone era. The generous kitchen/breakfast room provides ample space for dining and gathering. Designed in a classic country style, it features wooden worktops, plentiful preparation space, and room for a substantial table - perfect for relaxed family meals or entertaining friends. The character continues here with exposed beams and traditional detailing throughout.

Upstairs, the cottage continues to impress. There are two generous double bedrooms, both enjoying stunning vaulted ceilings with exposed wooden beams that create a sense of space while retaining the intimate cottage feel. The bathroom is equally charming, again featuring character beams and a traditional cottage aesthetic.

The rear garden is a true extension of the home - spacious, cottage-style and wonderfully private. Walled for seclusion, it provides an excellent-sized outdoor space for relaxing, entertaining, or gardening. A workshop with electricity offers practical storage or hobby space.

At the foot of the garden sits a genuine one-bedroom annexe, offering superb versatility and excellent additional accommodation. Thoughtfully arranged, the ground floor provides a welcoming living space centred around a woodburner, creating a cosy and inviting atmosphere, alongside a small kitchen area and a convenient shower room. Upstairs, a large double bedroom enjoys excellent proportions and natural light, making it a comfortable and private retreat.

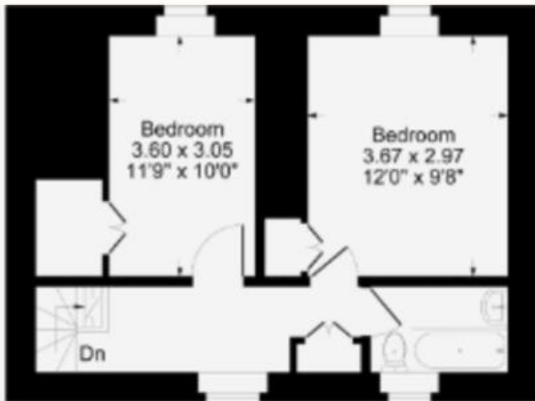
This charming additional dwelling is ideal for hosting guests, providing independent space for extended family, creating a peaceful home office, or potentially generating supplementary income as a holiday let or Airbnb opportunity (subject to any necessary consents).

Jack Reynolds Cottage is a truly exceptional home - Grade II Listed, rich in character, and offering flexible accommodation rarely found in such an enchanting setting. A rare opportunity to own a piece of English heritage, complete with charm, warmth and potential.

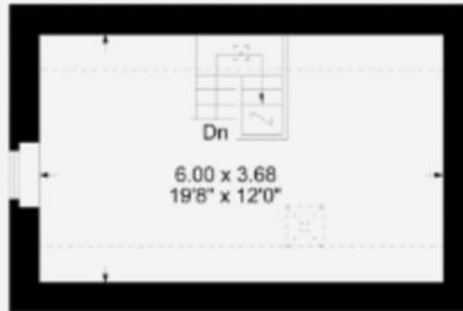
The pretty village of Chipping Warden is located six miles north of the historic market town of Banbury, surrounded by beautiful countryside. The village has a parish church, a local pub and a primary school. A local shop and a medical centre can be found three miles to the north in Byfield, while Hinton and Woodford Halse have further amenities. For leisure, Cherwell Edge Golf Club is less than five miles away whilst Banbury is only six miles away and offers great amenities and entertainment facilities. Central London is an hour away via Banbury mainline station (to London Marylebone), with the M40 just five miles away.

- o Tenure: Freehold
- o Local Authority: West Northamptonshire Council
- o Council Tax Band C
- o Utilities: gas central heating, mains electric, drainage & water

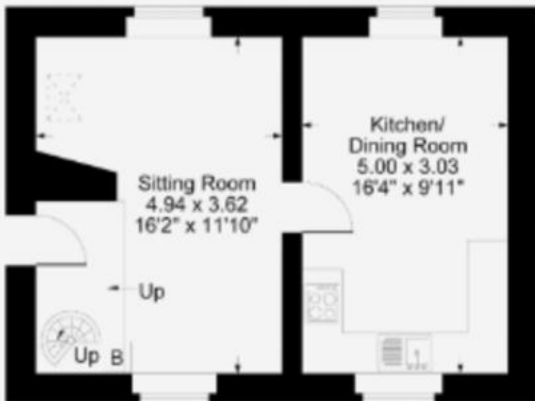




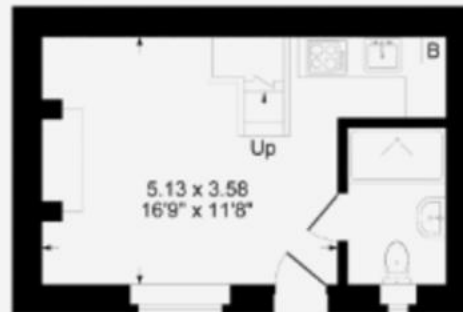
First Floor



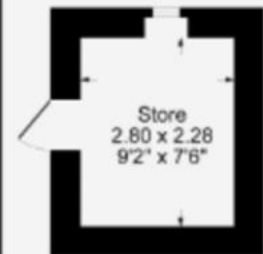
First Floor Annexe



Ground Floor



Ground Floor Annexe



Outbuilding



Approximate Gross Internal Area
 Ground Floor = 35.03 sq m / 377 sq ft
 First Floor = 35.03 sq m / 377 sq ft
 Ground Floor Annexe = 22.08 sq m / 238 sq ft
 First Floor Annexe = 22.08 sq m / 238 sq ft
 Outbuilding = 6.38 sq m / 69 sq ft
 Total Area = 120.60 sq m / 1299 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.