



Rose Cottage  
Main Street | Hanwell | Banbury | Oxon | OX17 1HR

# ROSE COTTAGE

*A largely extended semi-detached family home on the very edge of this popular village. Offers hall/porch, living room, dining room, kitchen, conservatory, utility room, office/bedroom four, shower room, three double bedrooms, bathroom. LPG central heating, double-glazing, parking for three cars, 31m by 15m garden, open views and countryside walks, potential for no chain*



## GROUND FLOOR

A double-glazed composite door opens to a combined entrance porch and hallway. Coat rack, part-tiled floor, front window, stripped pine door to the living room. A very spacious and bright room with a Clearview wood-burning stove set on to a flagstone hearth with a beam from a French chateau above. Ceiling beam, wall light points, bespoke wooden shelving, coved ceiling. TV point, front window, 2 full height fixed panels and double doors to the conservatory. The impressive rear conservatory provides a very versatile and bright space with exposed stone and brick walling, two roof lanterns allowing natural light to flood in, two radiators. There is a cosy snug area, plenty of room to work with open rear views across a paddock. Down lighters, wall light points, internal window, three large rear picture windows, wooden doors to the garden. A stripped pine door leads to the office, or fourth bedroom. This would be ideal for visitors, being close to the shower room, or equally useful as a quiet office. Fitted shelving, sliding cart door, side and rear windows with pleasant views.

The shower room has a tiled shower enclosure with good headroom, a Triton electric shower unit, low-level WC, pedestal wash-hand basin, tiled floor. Plumbing facilities and space for a washing machine and tumble dryer, extractor fan, shaver point. Wooden half-panelled walls, wall light point, opaque window. The utility room has grey base units, work surface, inset stainless steel sink unit. Tall broom cupboard, eye-level units, down lighters, tiled floor.

Double doors from the conservatory open to the separate dining room. The second reception room also has a feature Wenlock wood-burning stove on a brick hearth. Ample room for a farmhouse table and six chairs, front window, open walk through to the kitchen. The kitchen offers an extensive range of grey fronted base cupboards with a corner carousel, integrated fridge and a AEG dishwasher. Four drawer set, concealed Ideal gas boiler. Oak work surfaces, white enamel sink with mixer tap. Chefmaster cooking range with double electric ovens, grill, 5-ring propane gas hob and hotplate, extractor canopy above. Matching eye-level cupboards, tiled floor, down lighters, stairs to the first floor, front window.

## FIRST FLOOR

The spacious landing has a bespoke child gate and a display plinth. Wall light points, smoke alarm, loft hatch and aluminium ladder to a fully boarded storage space with lighting, two front windows. The spacious main bedroom has side and rear windows providing great views over the garden, rear paddock and open countryside beyond. Bedroom two has fitted shelving with clothes rail, TV and telephone points, rear window.

The third double bedroom has access to a smaller boarded loft space, TV and telephone points, rear window. The family bathroom has a white bath with an electric Mira power shower unit and a glass hinged shower screen. Low-level WC, wash-hand basin with storage beneath, light/shaver point, tiled walls. Shelved airing cupboard housing the hot water cylinder with electric immersion heater. Down lighters, front window.











# Seller Insight

“ For the past seven years, the owners have cherished this distinctive home, drawn initially by its undeniable character and the immediate sense of belonging it inspired from the moment they stepped inside. Although not originally searching for a semi-detached property, they were captivated by its striking presence and the remarkable feeling of space it offers – a quality that sets it apart, giving it the privacy and atmosphere more commonly associated with a fully detached residence. Set back from the road on a generous corner plot, the property enjoys a spacious driveway with room for three vehicles, while to the rear it opens onto uninterrupted views of rolling fields, creating a rare and harmonious balance between outlook, seclusion, and accessibility.

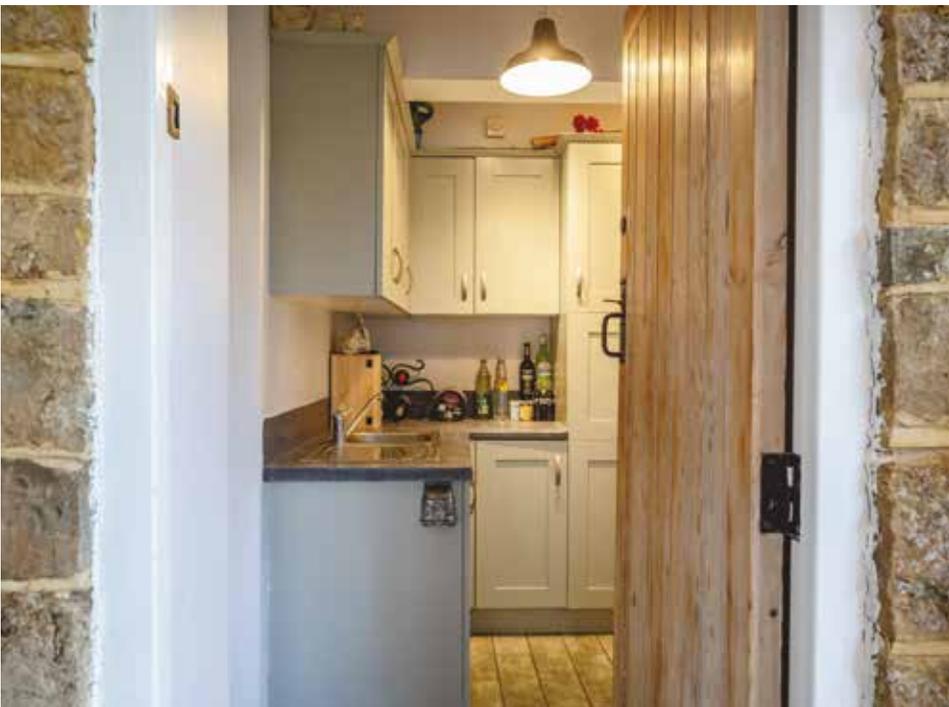
Inside, the home reveals a natural flow that enhances both comfort and practicality. Thoughtfully arranged interiors maximise light and openness, while retaining a warm cottage charm that feels both welcoming and refined. Larger windows and a beautiful orangery flood the living spaces with natural light throughout the day, creating an uplifting ambiance that shifts gently with the seasons. The sunroom is a particular highlight, offering a tranquil place to begin the morning with coffee while overlooking the garden, whereas in winter the lounge transforms into a cosy retreat centred around a characterful log burner, perfect for quiet evenings or relaxed family time. A separate dining room, doubling as a snug, provides a wonderfully sociable setting for games and gatherings beside the fire.

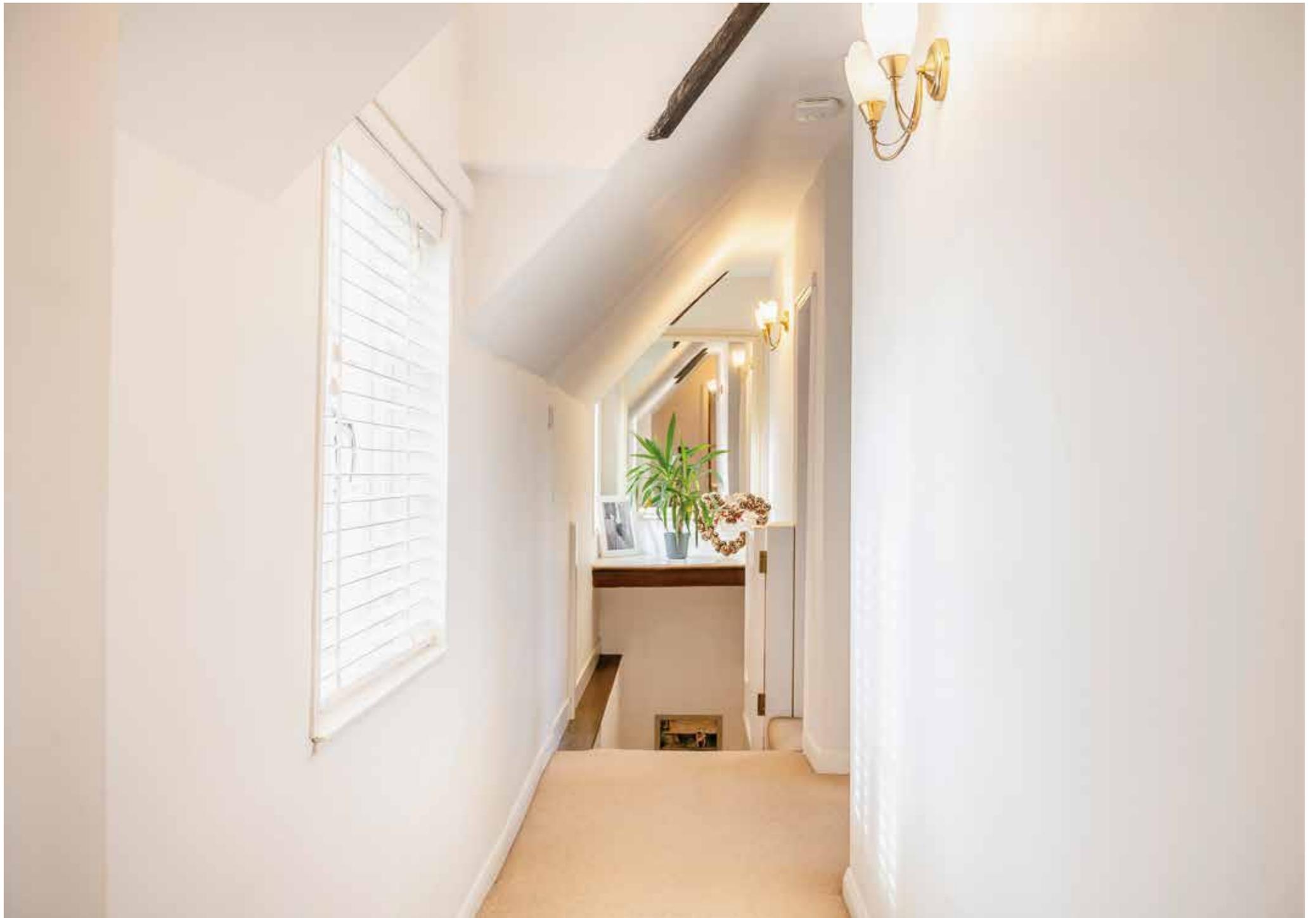
The mature cottage garden is an equally compelling feature, designed to provide privacy while maintaining a strong connection to the surrounding landscape. In summer, it becomes an idyllic setting for outdoor living – hosting barbecues, enjoying drinks with friends, or simply watching sheep graze peacefully in the adjacent fields. A lovingly created pond and waterfall add both visual beauty and soothing sound, forming a serene corner where one can unwind while catching the last golden rays of evening sunshine. Fruit trees, including apple, plum, and notably abundant pear varieties, bring both seasonal interest and practical enjoyment. The garden is also alive with natural wildlife, offering frequent sightings of owls, red kites, bluetits, robins, badgers, squirrels, and foxes, creating a living backdrop that enhances the sense of rural tranquillity.

Beyond the home itself, the setting provides a welcoming village lifestyle with a strong yet unobtrusive sense of community. From the warm reception the owners received upon arrival to annual events such as the local food and music festival, the area offers opportunities for connection while respecting privacy. Everyday pleasures include countryside dog walks followed by a visit to the nearby The Moon and Sixpence, a much-loved local destination. With easy access to major transport routes and nearby town amenities, the location achieves an enviable balance between peaceful country living and modern convenience.

Above all, this has been more than simply a house – it has been a deeply loved family home, offering security, comfort, and space to grow. Its combination of character, light, privacy, and connection to nature creates a lifestyle that is both restorative and inspiring, making it a truly exceptional opportunity for discerning buyers seeking charm without compromise.\*

\* 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.



















## OUTSIDE

### Front Garden & Parking

The frontage is enclosed by a low-level Hornton stone wall with a wide vehicular access. There is room to park three standard cars on the shingled driveway that slopes gently up towards the house. Evergreen trees, shrubs and bushes protect the frontage, with a stone and brick wall and wrought-iron gate leading to the main garden.

### Side & Rear Gardens

Directly behind the conservatory is a shallow terrace with brick retaining walls, planted borders with laurels, camelia and a rhododendron. There are brick piers with bespoke wrought-iron railings providing privacy, whilst allowing an unspoilt view of the paddock and tidy allotments that adjoin the rear garden. The main garden lies to the side of Rose Cottage, and measures around 31m wide by 15m deep, it is predominantly east-facing. There is a large split-level terrace, BBQ area, an ornamental fishpond with pump and filtration system surrounded by level lawn areas. There is a meandering brick and shingle pathway that leads down to the far end of the garden where the LPG tank is located on a concrete base, well screened by wooden fencing. There is a potting shed, a large wooden storage shed and a summerhouse in this part of the garden. There is a lockable gate here that gives fast access to some open countryside walks across the road. Within the garden are planted flower borders with a superb cherry tree, holly, conifer, several silver birch trees, buddleias to attract butterflies, birds and wildlife.





## LOCATION

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Hanwell is a pretty small village with much to offer, just 2 miles to the north of Banbury accessed from either the B4100 Warwick or A423 Southam roads. It was mentioned in the Domesday book with Saxon origins and an interesting history. St.Peter's Parish Church dates from 1154, but was mainly rebuilt in a transitional style in the early 14th century, there is also a 15th century 'castle' with ornamental battlements. There is an active village hall, an Astronomical observatory in the castle grounds open to the public annually. The Moon & Sixpence provides a warm welcome to all visitors and excellent food. Junior schooling is found nearby in the village of Hornton, and senior schooling is at The Warriner in Bloxham. Private schooling is available in Bodicote, Overthorpe, Banbury, Bloxham, Princethorpe, Rugby and Warwick. The M40 (J11) is just 2 miles away giving fast access to the motorway network, Birmingham airport is 37.6 miles and 43 minutes away. Regular trains from Banbury give access to Marylebone, London in around an hour.





**Local Authority**

Cherwell District Council.  
 Telephone (01295) 227001.  
 Council Tax Band E.  
 Current Payable Annually £3,028.89p

**Services**

Mains electricity, water, drainage, LPG central heating to radiators, EE Broadband.

**Broadband & Mobile Phone Coverage**

Ultrafast Broadband is available in the village typically delivering 1,000Mbps download and 1,000Mbps upload speeds. Superfast produces 57Mbps download and 11Mbps upload speeds. There is 5G mobile reception available both indoors and outside from Three, EE, Smarty, Lycamobile, ID Mobile and 02, (please do check with your local provider).

**Directions**

From the Banbury Cross, head northwards to the main crossroads at the Three Pigeons public house. Go straight ahead passing Waitrose and the large Banbury town cemetery on your left. At the next roundabout go directly ahead passing Tesco on your left hand side. Go straight over the next small roundabout and continue up the hill on the A423 for just over a mile, then turn left in to Hanwell (driving over the M40). As you turn sharp right in to the village, Rose Cottage is the very first property on your right hand side. There is a Fine & Country for sale board outside to assist. Enter OX17 1HR for satellite navigation.

**Viewing Arrangements**

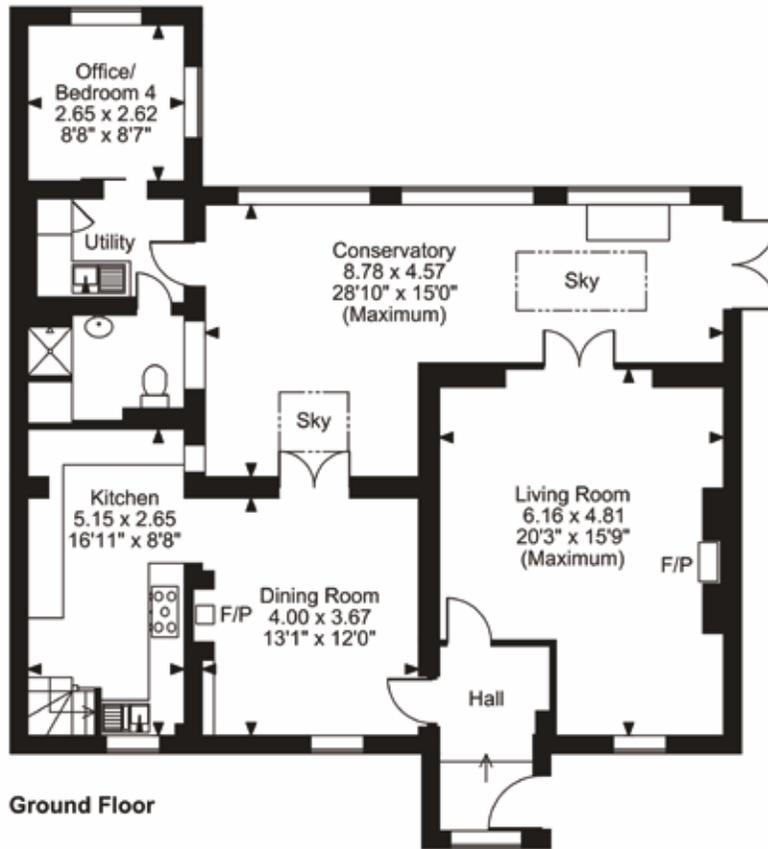
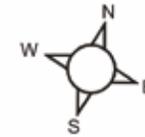
Through the vendors agents Fine & Country on either (01295) 239665 or (07761) 439927.

**Opening Hours**

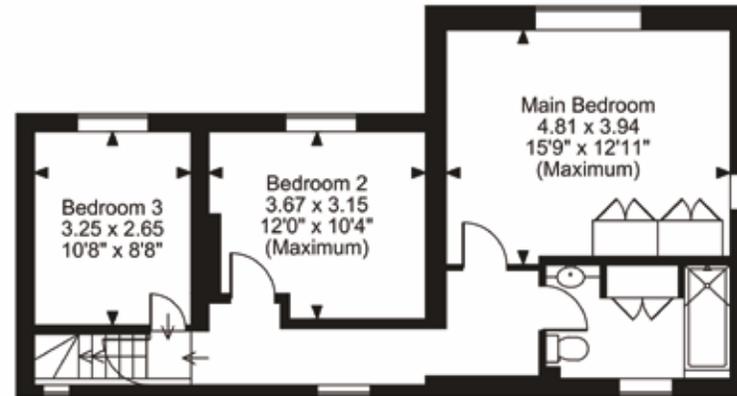
Monday to Friday	9.00 am – 6 pm
Saturday	9.00 am – 5 pm
Sunday	By appointment only

*Guide price* £ 6 7 5 , 0 0 0

**Rose Cottage Hanwell, Banbury**  
**Approximate Gross Internal Area**  
**1850 Sq Ft/172 Sq M**



**Ground Floor**



**First Floor**

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 The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	51 E
21-38	F		
1-20	G		

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 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 CPEA  
PARTNER AGENT

Fine & Country Banbury  
40 years experience  
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I joined Fine & Country in 2003, and left the Rugby office as clear market leaders after 14 happy and hard-working years there to replicate that success in my home town of Banbury. I completed my CPEA 2-year qualification by choice in 1986 to try and raise the profile of estate agency. I work closely with all of my highly valued clients and I am available 24/7 to ensure we get the desired outcome. My knowledge enables me to resolve any hurdles along the journey, and I remain just as passionate as when I started my successful career back in 1986!

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

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