



## Crosswinds, School Lane

## Warmington

A DETACHED THREE BEDROOM HOUSE IN A PLEASANT NON-ESTATE LOCATION IN A DESIRABLE VILLAGE WITH A GENEROUS PLOT REQUIRING UPDATING

Porch, hall, sitting room, extended dining/family room, lean-to conservatory, modern kitchen, utility, WC, three bedrooms, shower room, oil ch via rads, good off road driveway parking, garage, gardens front and rear, no upward chain. Energy rating E.

£399,995 FREEHOLD



## Situation

WARMINGTON is an attractive conservation village about 5 miles northwest of Banbury with a population of about 300, it has a pretty village green, duck pond, public house and late 13th Century church. Excellent shopping and leisure facilities can be found in nearby Stratford upon Avon, Leamington Spa and Banbury. There is easy access to local schools including The Carrdus, Winchester House, Bloxham School and Tudor Hall private schools and buses run to the Warwick and Leamington schools, Stratford Grammar School and Sibford School. Easy access to the M40 at both Junction 11 and 12 and regular rail service from Banbury to London Marylebone, Leamington Spa and Birmingham.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- \* Detached non-estate reconstituted stone built house believed to date back to circa 1970.
- \* Occupying a generous plot in a pleasant location within this desirable village.
- \* With modern kitchen and shower room although we believe that most prospective purchasers will wish to carry out some cosmetic improvement.
- \* Porch with tiled floor and hall with understairs cupboard.
- \* Sitting room with large window to front, stone fireplace with wood burning stove.
- \* Open access from the sitting room leads to the extended dining/family room with sliding double glazed patio doors opening to a lean-to conservatory.
- \* Kitchen fitted with cream shaker units, Belfast sink, electric cooker point, plumbing for dishwasher, solid wooden work surfaces, door to shelved pantry cupboard, cupboard housing the oil fired boiler.
- \* Utility room with wall units, space for appliances, plumbing for washing machine, window to rear, door to garden and door to ground floor WC with a white suite, window, quarry tiled floor and fully tiled walls.
- \* Landing with window, door to built-in airing cupboard with fitted radiator, hatch to loft with fitted ladder, insulation and boarding.
- \* Spacious main double bedroom with large window to front, semi recessed wash hand basin, built-in wardrobes with dressing table and drawers, further matching chest of drawers.
- \* Second double bedroom with window to rear with pleasant outlooks over the gardens and distant views, built-in wardrobe.
- \* Third single bedroom with built-in wardrobe.
- \* Shower room fitted with a white suite comprising fully tiled corner shower cubicle with overhead shower, semi recessed wash hand basin and WC, fitted cupboards, window, fully tiled walls, extractor, heated towel rail.
- \* Partial uPVC double glazing and oil central heating via radiators.
- \* Deep frontage with lawn, driveway providing parking for several vehicles, paved seating area and side access to the rear garden. To the other side there is an oil tank.
- \* Rear garden with paved patios and seating areas, pond, planted area and access to a footpath leading to the village centre. The garden tapers to a point at the rear.

## Services

All mains services are connected with the exception of gas. The oil fired boiler is located in a cupboard in the kitchen.

## Local Authority

Stratford upon Avon District Council. Council tax band E.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

## Energy Rating: E

A copy of the full Energy Performance Certificate is available on request.

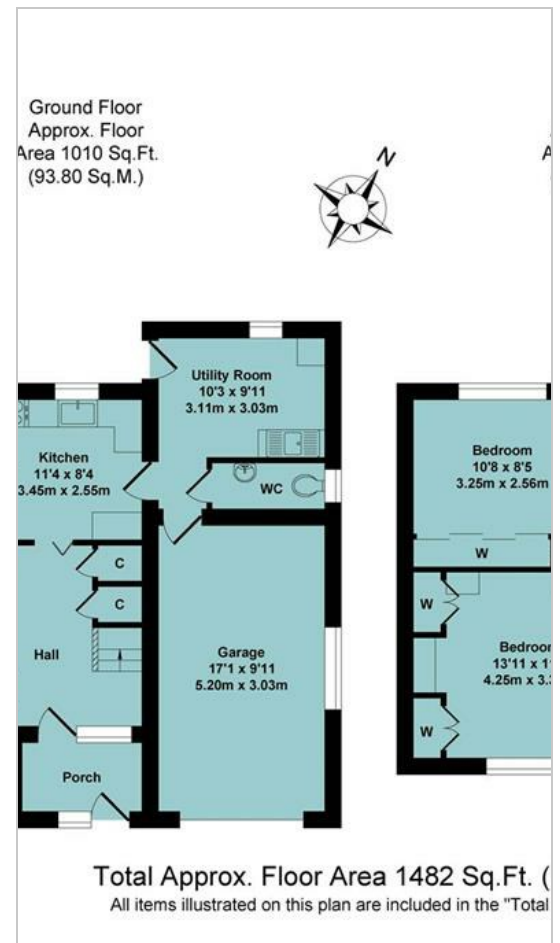
## Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

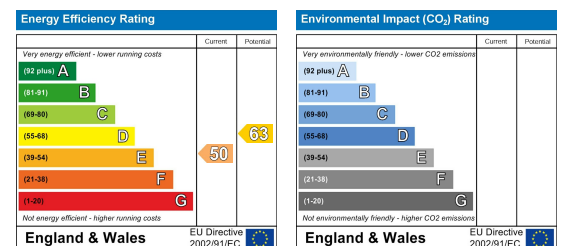
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.