



4 Red Lion Cottages, High Street, CULWORTH, OX17 2BD

DEBBIE COX
Your personal estate agent **exp** UK

**4 Red Lion Cottages, High Street
CULWORTH
OX17 2BD**

Offers Over: £335,000

A delightful period cottage situated in the heart of Culworth, offering a harmonious blend of traditional charm and modern convenience. This renovated and extended home features a cosy living room with a working wood burner, a well-presented re-fitted kitchen, and an extended dining room with character features and underfloor heating. The village of Culworth provides excellent amenities including a pub, café, and butchers.

FEATURES

- Delightful Character Cottage
- Renovated and Extended
- Cosy Living Room with Wood Burner
- Well Presented Re-Fitted Kitchen
- Extended Dining Room
- Large Utility Cupboard & WC
- Two Double Bedrooms
- Re-Fitted Bathroom
- Versatile Third First Floor Room
- Large Rear Garden with Outbuilding
- Village with Amenities

VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com



GROUND FLOOR

Living Room

Step into a comfortable and inviting living space, enhanced by oak flooring and a working wood burner set into a brick surround, creating a warm ambiance perfect for relaxing evenings. This room retains its period charm, offering a welcoming atmosphere for residents and guests alike.

Kitchen

The re-fitted kitchen is both stylish and practical, offering a well-presented space for culinary pursuits. Designed for modern living, it seamlessly connects to the dining area, making it ideal for entertaining. A turning staircase rises to the first floor with additional storage under and space for a fridge freezer.

Dining Room

The extended dining room showcases character features, providing an ideal setting for meals and social gatherings. Its generous proportions allow for flexible furniture arrangements, accommodating a

variety of lifestyles. With its underfloor heating, vaulted ceiling, skylights and casement doors opening to the rear garden, this room enjoys ample light and is a superb addition to this property.

Utility Cupboard and Separate WC

For added convenience, the ground floor includes a large utility cupboard with plumbing for appliances, and offers ample storage. In addition, the separate WC offers additional hanging and storage space.

FIRST FLOOR

Bedroom One

The first floor hosts a double bedroom with a built-in storage cupboard over the stairs, oak flooring and enjoys views over the rear garden.

Bathroom

A re-fitted bathroom serves the first floor, boasting modern fixtures and a clean, contemporary design. A Velux window allows natural light to flood the room.

Third Room / Dressing Room / Study

A versatile third room on this floor presents an excellent opportunity for a dressing room, home office, or a similar adaptable space, catering to your specific needs. An understairs cupboard provides additional hanging and storage space. A staircase with inset lighting leads to the second floor bedroom.

Second Floor Bedroom

A second double bedroom with storage into the eaves space, this room enjoys ample natural light via the skylights, and features an exposed brick wall.







OUTSIDE

Rear Garden and Outbuilding

The property benefits from a large rear garden, providing an expansive outdoor area for relaxation, recreation, or gardening. The landscaped patio area immediately adjacent to the dining room offers a private, secluded area to dine, with steps rising to the remainder of the garden, featuring an additional patio area, beyond which the garden is mainly laid to lawn. An outbuilding, complete with light and power, offers practical storage or potential for a workshop or hobby space.



LOCATION

Culworth is a vibrant village with a strong community feel, offering essential amenities right on your doorstep. Enjoy the convenience of a local pub, a charming café, and a traditional butchers. The village setting provides a tranquil lifestyle while maintaining accessibility to nearby towns and transport links.

Brackley is situated approximately 7 miles away with local shopping facilities and antique stores. Banbury is approximately 8 miles and enjoys extensive shopping facilities to include a retail park on the outskirts of the town, and ample leisure facilities including a wonderful sports and entertainment complex. There is good access to the M40 at Junction 11 (approx. 7 miles) and Junction M1 J15a (approx. 15 miles). Banbury railway station offers journey times to London Marylebone from approx. 70 minutes and Milton Keynes with inter-city services to London/Euston (from approx. 35 minutes).

VIEWINGS

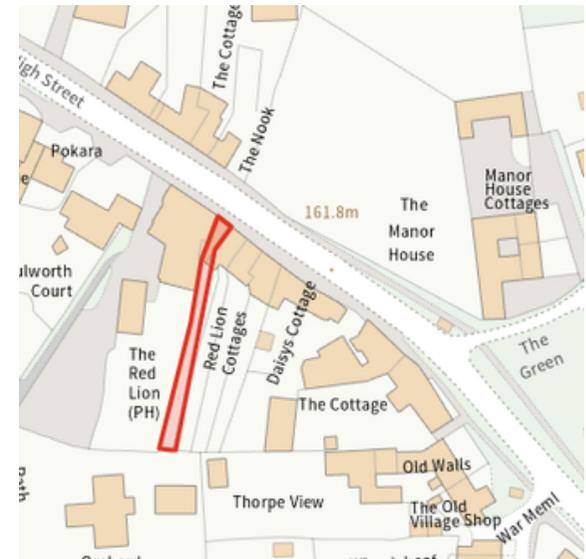
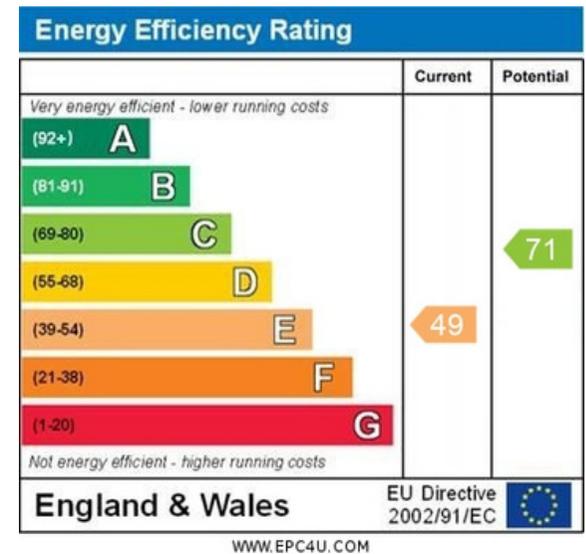
Your local EXP Agent, Debbie Cox can offer flexible viewing times, including out of hours. Please call 0777 301 7523 or email debbie.cox@exp.uk.com to request a viewing.

LOCAL AUTHORITY

West Northamptonshire Council.

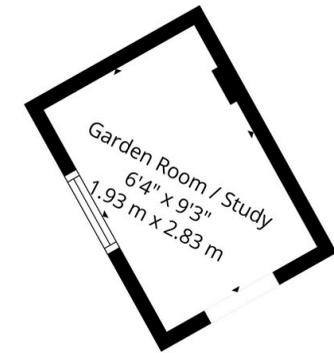
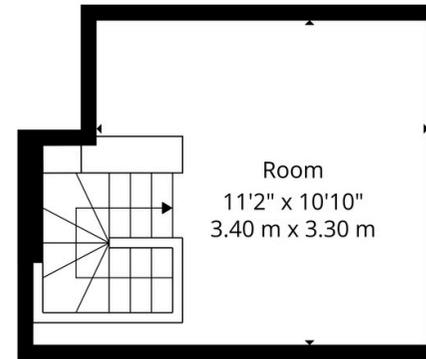
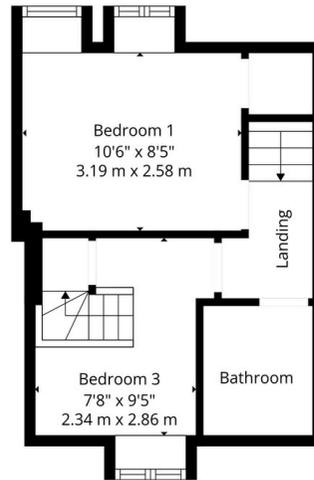
ENERGY CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/8721-7122-2800-0066-6996>
(please contact the agent if required in PDF format).





TOTAL: 659 sq. ft, 61 m²



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1st floor: 396 sq. ft, 37 m², 2nd floor: 263 sq. ft, 24 m², 3rd floor: 0 sq. ft, 0 m², 4th floor: 0 sq. ft, 0 m²
 EXCLUDED AREAS: HALF BATH: 27 sq. ft, 3 m², UTILITY: 18 sq. ft, 2 m², GARDEN ROOM / STUDY: 59 sq. ft, 5 m²,
 LOW CEILING: 66 sq. ft, 6 m², ROOM: 68 sq. ft, 6 m², WALLS: 114 sq. ft, 11 m²

Floor Plan Created By Harper & Reids. Measurements Deemed Highly Reliable But Not Guaranteed



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Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/8721-7122-2800-0066-6996> or contact the agent for a copy in PDF format.

