



WOOLGROVE COTTAGE

Shotteswell, Banbury, Oxford/Warwickshire borders



A STONE-BUILT DETACHED GRADE II LISTED COTTAGE.

A handsome stone-built detached Grade II listed stone and thatched four bedroom village cottage in a most sought-after village, with a detached double garage with electric remote controlled door and parking with an attractive garden.



Local Authority: Stratford-on-Avon District Council

Council Tax band: G

Tenure: Freehold



SITUATION

Woolgrove Cottage is set on a quiet lane in the Conservation Village of Shotteswell, on the Oxfordshire/Warwickshire border. The village offers a traditional English setting with stone cottages, a C12 church, village hall, park and local farm shop. Nearby attractions include Upton House, Farnborough Hall and Compton Verney.

Excellent road links via the M40 provide access to Oxford, London, the West Midlands and the wider motorway network. The area offers a wide choice of state and independent schools.

Leisure options include local golf courses, racecourses at Warwick, Stratford and Cheltenham, and the cultural amenities of Stratford-upon-Avon.









THE PROPERTY

Charming former pair of cottages from Lord North's Wroxton Abbey estate, featuring leaded windows, window seats, exposed timbers and chestnut beams. The sitting room has an open fire, and the dining room offers a stone inglenook with bread oven. A study with fitted bookshelves sits off the sitting room. Most rooms are dual aspect. The fitted kitchen includes Cotteswood units, timber worktops, integrated appliances and a breakfast bar. Utility room with garden access and a ground-floor shower cloakroom.

Upstairs are three double bedrooms, a spacious landing and family bathroom. The second floor provides a further bedroom with dormer windows and an additional bathroom. The property has been well maintained; some windows replaced in 2012. The thatch has been inspected annually and the rear slope is likely to require work in about 4 years.

Cellar houses oil-fired central heating with modern condensing boiler and pressurised hot water system.







OUTSIDE

Block paved entrance to a detached double garage and private parking for two cars on the access drive. Behind the cottage is a flagstone path and a large sloping, part-terraced south-facing garden, with lawns, brick-capped stone retaining walls, brick-edged flower and herbaceous beds, rose beds, trees and shrubs, flowering bulbs, and hedges to the boundaries.

There is a paved seating area with climbing roses behind the house and a further elevated seating area to enjoy the evening sun. There is a brick garden store, tree house and greenhouse.





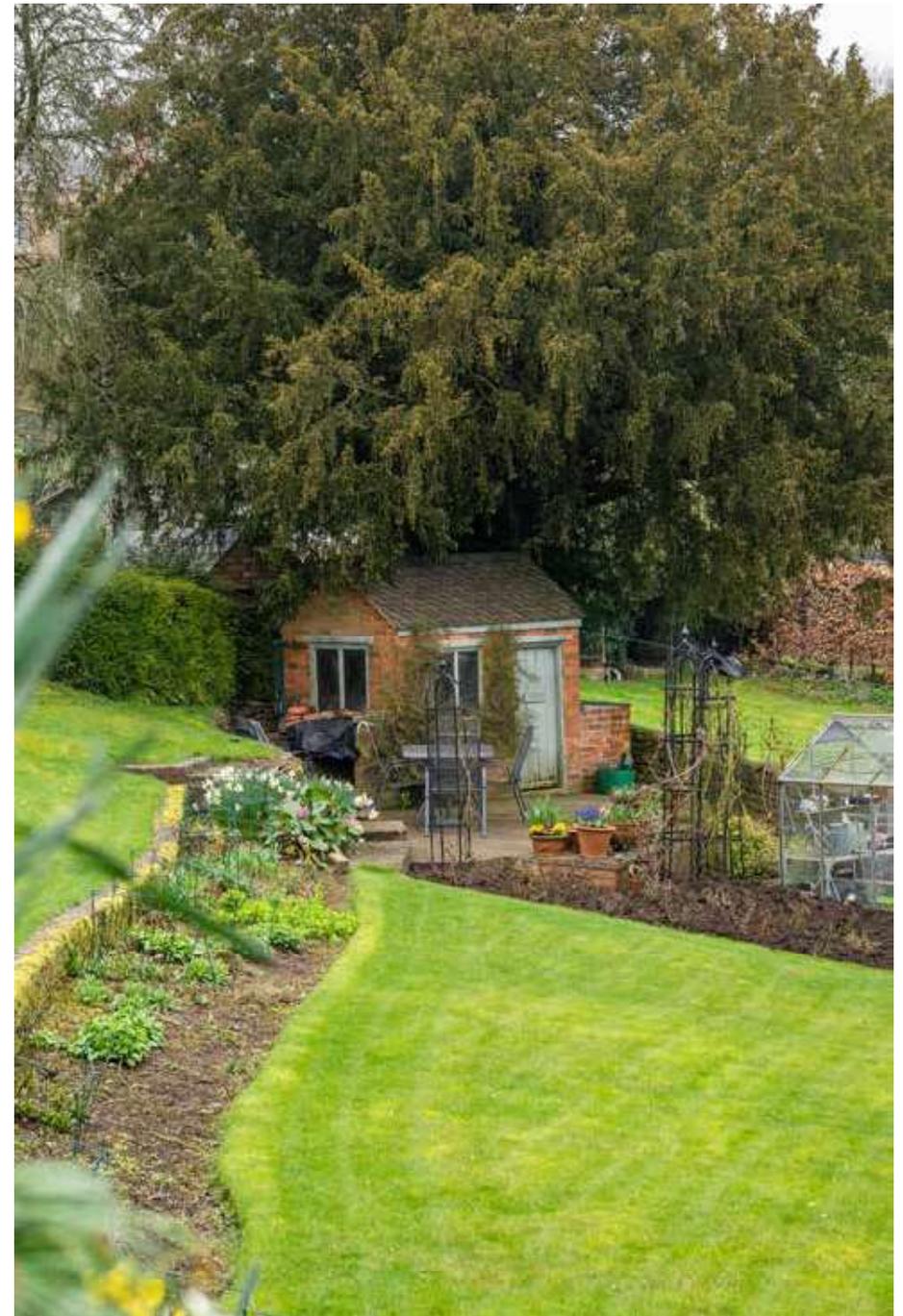


Services

Mains electricity, water and drainage are connected to the property. Oil-fired central heating with a condensing boiler. Telephone and broadband. Security system with remote monitoring available.

Directions (OX17 1JH)

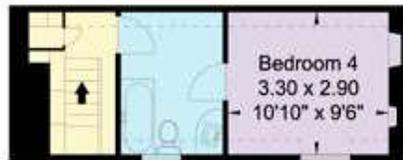
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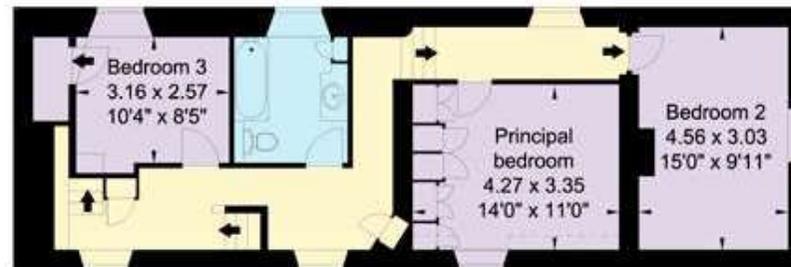




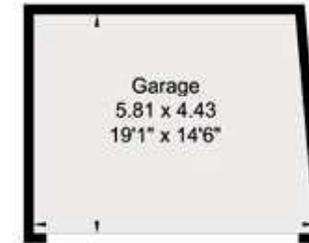
Denotes restricted head height



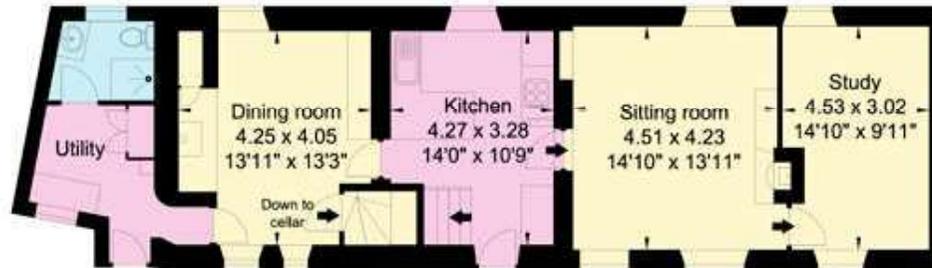
Second Floor



First Floor



Cellar



Ground Floor



Outbuildings

Not shown in actual location / orientation



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Woolgrove Cottage Shotteswell

APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 184.1 sq m (1,981 sq ft)
 Outbuildings: 28.6 sq m (308 sq ft)
 Total: 212.7 sq m (2,289 sq ft)
 inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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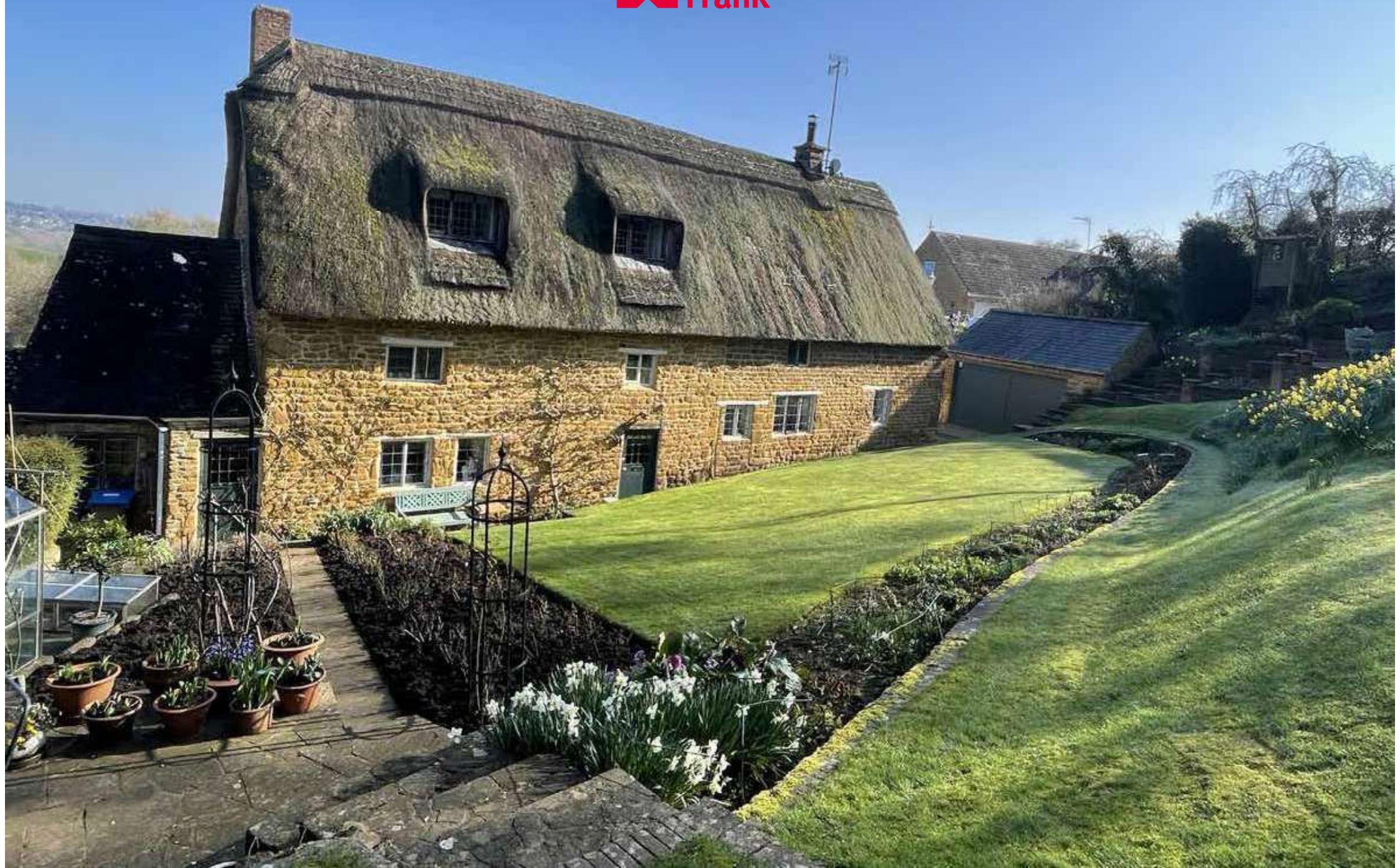
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Date: 26 March 2026
Our reference: STR012556184

Woolgrove Cottage, Snuff Lane, Shotteswell, Banbury, OX17 1JH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£750,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

KNIGHT FRANK LLP

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