



Siskin Cottage, Chapel Street
Warmington, Banbury, OX17 1DB



ROUND & JACKSON
ESTATE AGENTS





A charming and characterful cottage with spacious accommodation, a garage and off road parking located in peaceful setting within this highly sought after and pretty village.

The property

Siskin Cottage, Warmington is a charming and characterful cottage which is very pleasantly located in a tucked away position within this highly desirable and pretty village. This delightful period cottage is constructed of stone under a slate roof and has spacious accommodation which is arranged over two floors. The entrance hallway gives access to a cloakroom/utility room and a modern and well fitted kitchen/breakfast room. The sitting/dining room is located to the rear with an open fireplace and wood flooring. On the first floor there are three good sized bedrooms and a family bathroom. The loft has been partially converted and has a velux window. To the front of the property there is a walled garden which is laid to lawn and there is a driveway giving access to the garage.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Main entrance door to the front, stairs to first floor and doors to the cloakroom/utility and the kitchen/breakfast room.

Cloakroom/Utility Room

Wash hand basin, W.C. Space for washing machine. Window to the side.

Kitchen/Breakfast Room

A well equipped modern kitchen fitted with eye level cabinets and base units and drawers with work surfaces and an inset sink and draining board. There is a freestanding electric range cooker with extraction hood over, an integrated dishwasher and there is a useful linked room with additional fitted cabinets and space for a fridge/freezer. Tiled flooring, two windows to the front.

Sitting/Dining Room

A spacious and light room with ample space for a range of furniture, wooden flooring, a fireplace and windows to the side.

First Floor Landing

Doors to all first floor accommodation.

Bedroom One

A double room with a built in wardrobe and two windows to the front.

Bedroom Two

A double room with a velux roof window and a hatch to the loft space.

Bedroom Three

A double room with a window to the side.

Family Bathroom

Panelled bath with shower over, a wash hand basin and W.C. Window to the front.

Outside

To the front of the property there is a pretty walled garden which is laid to lawn with well stocked flower and plant borders and there is paved seating area adjoining the house. There is a garage to the side and a driveway.



Situation

Warmington is an attractive Conservation village situated between Banbury, Stratford-upon-Avon and Warwick. It is a quintessential English village, with mainly stone and thatch cottages, a large village green, a duck pond, traditional pub and Norman church.

It sits within an Area of Outstanding Natural Beauty in the lee of historic Edge Hill and there is a thriving village pub. The National Trust properties of Upton House and Farnborough Hall are close by as is Compton House and Art Gallery. Nearby Banbury gives access to the M40 (J11) motorway, and trains to London Marylebone (approx. 53 mins).

There are a range of state and independent schools in the area, including Shenington and Avon Dasset Primary Schools, Bloxham Public School, Tudor Hall School for Girls, Warwick Boys School and Kings High School for Girls and Kineton High School. The property is easily accessible for Jaguar Land Rover at Gaydon (J12 M40) and Soho Farmhouse at Great Tew.



Directions

From Banbury proceed in a northerly direction via the Warwick Road (B4100). Continue for approximately four miles passing the Falcon Pub and restaurant and descend the hill where you will see the right hand turn for Warmington immediately next to the Church. Continue into the village and take the second turn on your left into Chapel Lane where the property will be found on your right hand side.

Services

All mains services connected with the exception of gas. Oil fired central heating.

Local Authority

Stratford on Avon Council. Tax band E.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

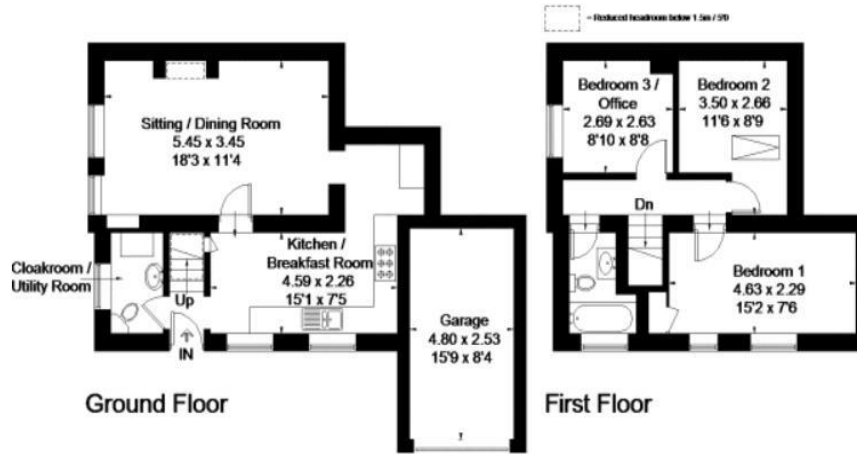
Agents Note

The photographs used were taken in 2019.



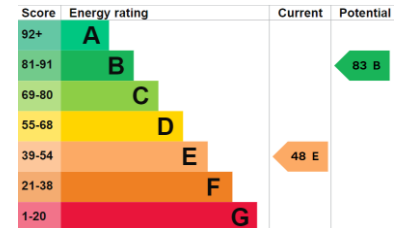
Chapel Street, Warmington, Banbury

Approximate Gross Internal Area = 79.7 sq m / 856 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 91.9 sq m / 989 sq ft



FLOORPLAN © 2018 0203 9056099 Ref: 209005

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions about your home.



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