



Cromwell Lodge, Edgehill, OX15 6DJ



ROUND & JACKSON
ESTATE AGENTS





A superb and beautifully presented character property with stunning views across the Warwickshire countryside. The property has four bedrooms, three reception rooms, with high ceilings and exposed beams. There is a large and very private garden to the rear and a garage with parking.

The Property

Cromwell Lodge is a large eighteen century double fronted house built in local stone and enjoying panoramic views across the Warwickshire countryside from its hill top setting in Edgehill, historic hamlet and scene of the Civil War battle of 1642. In 2005 it was the subject of a sympathetic and tasteful internal renovation to a high standard. It has a number of attractive features including curved stone windows, exposed beams, high ceilings, archways and quality timber flooring. The property has four bedrooms (three double), three reception rooms and a glass garden room. There is a good sized and very pretty garden to the rear and a garage and parking.

On the ground floor there is a hallway, sitting room, kitchen diner, rear lobby, second sitting room, cloakroom and the glass sun room. On the first floor the landing connects the four bedrooms and family bathroom. There is an en suite to the main bedroom.

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

Entrance Hallway

A welcoming hallway with high ceilings, wooden floor and stairs rising to the first floor. Useful under stairs cupboard.

Sitting Room

A comfortable room with high ceilings and cornice and Stovax wood burning stove. There are two sets of inset shelves and a window to the front aspect.

Kitchen Diner

A generous sized room. The kitchen has off white, shaker style cabinets with wooden worktops and tiled splash backs. There is a one and a half bowl sink and drainer, a double electric oven, four ring hob with fitted extractor over. There is space for a fridge freezer, large table and chairs and sideboard. The timber flooring and high ceiling really set this room off. Standard window to the front aspect and curved stone window to the rear aspect.

Rear Lobby

An attractive area. Breakfast bar in old timber gives views of the garden. Timber worktop has space and plumbing for washing machine beneath and houses the oil fired boiler. A solid oak stable door leads into the sun room.

Rear Sitting Room

An ideal snug with pleasing features including vaulted ceiling, exposed beams, iron range (not working) and part stone walled. The attractive timber flooring is believed to be older than elsewhere in the house.

Cloakroom

Fitted with modern suite comprising toilet and wash basin.

Sun Room/ Conservatory

A spacious glass room that has a real inside/outside feel. It has full size sliding glass doors to two sides and gives great views of the garden and visiting bird life.

First Floor Landing

A spacious landing with high ceilings and doors leading off to all the first floor rooms. There are exposed beams and there is a useful, built-in storage cupboard which houses the hot water tank and has airing shelving. There is a loft hatch which provides access to the roof space.

Main Bedroom

This is a spacious high-ceilinged room with window to the front providing stunning views. There are exposed beams and a built-in wardrobe. The en suite has a toilet, large shower cubicle, basin with vanity storage beneath and chrome towel rail. The window overlooks the garden.



Bedroom Two

This is a good sized double bedroom and its window looks out onto the garden with trees in the background.

Bedroom Three

This is another good sized double currently being used as an office. There is a window to the front aspect again providing stunning views.

Bedroom Four

This is a single bedroom. Its curved stone window provides views of the garden. It has a useful built-in, full height, shelved cupboard.

Family Bathroom

Completely refitted in 2021 with new sanitary ware and tiling. It comprises toilet, bath with power shower over and basin in vanity unit.

Garage

A single garage with power and lighting and there is storage within the roof space. There is a pedestrian door leading into the garden and an up-and-over door leading onto a gravelled driveway which provides parking for one vehicle.

Outside

To the rear of the property there is a beautiful and quite large, lawned garden with many established trees, bushes and shrubs. There is a large paved area adjoining the house with a low retaining wall and pathway leading up the garden. There is a brick-built storage shed and a wooden potting shed, along with a large summerhouse with power and lighting connected and there is a decked area in-front. There is a further decked area near the garage access with a pergola above. The garden is very private and a really pleasant place to spend time with an array of wild birds visiting throughout the day. To the front of the property there is a paved area with iron railings surrounding and gated access to the front door.

Situation

Edgehill is a small village located off the A422 Stratford-upon-Avon road and is around 13 miles from Stratford-upon-Avon. The village sits on the edge of the Warwickshire Ridge and commands panoramic views of the Warwickshire Plain. The village has a public house and there are several local attractions including the Heritage Motor Museum. More comprehensive facilities can be found in the nearby town of Banbury to include the Castle Quay Shopping Centre and Spiceball Park Leisure Centre. The M40 provides access to both London and Birmingham via junction 11 and Banbury offers a mainline railway station into London Marylebone in under an hour. An excellent range of Schooling can be found locally in Kineton, Banbury and Stratford-upon-Avon.

Directions

From Banbury proceed north west on the Stratford Road. Travel through the villages of Drayton and Wroxton and continue for approximately 3 miles then turn right where signposted to Edgehill and Ratley. Continue along this road passing the turn for Ratley and then bear left. Turn right at the T-junction and continue into Edgehill village. Cromwell Lodge will be found on your right, opposite The Castle.

Services

All mains services connected with the exception of gas. Oil fired central heating. The oil boiler is in the rear lobby and the oil tank is in the rear garden.

Local Authority

Stratford Upon Avon District Council. Tax Band E.

Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

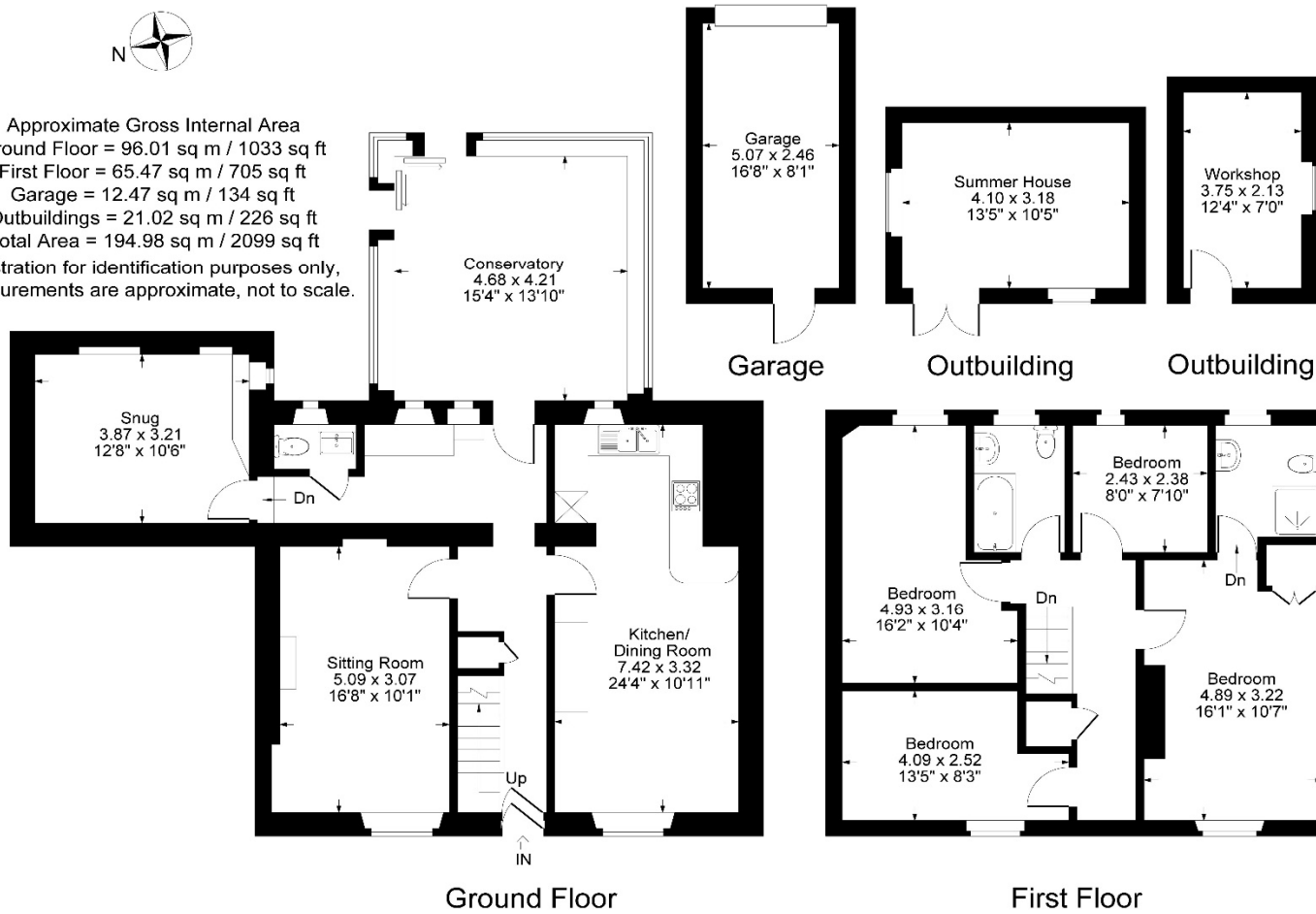
A freehold property.

Guide price: £665,000





Approximate Gross Internal Area
 Ground Floor = 96.01 sq m / 1033 sq ft
 First Floor = 65.47 sq m / 705 sq ft
 Garage = 12.47 sq m / 134 sq ft
 Outbuildings = 21.02 sq m / 226 sq ft
 Total Area = 194.98 sq m / 2099 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E office@roundandjackson.co.uk

www.roundandjackson.co.uk

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