



Heath Cottage, Main Street
Hanwell



ROUND & JACKSON
ESTATE AGENTS



Heath Cottage, Main Street

Hanwell, OX17 1HR

£525,000

A charming and very characterful three bedroom cottage which sits on a large plot with countryside views and located within the popular village of Hanwell which is a short drive from Banbury.

The Property

Heath Cottage, Hanwell is a charming and very well presented period property which offers a good amount of living space with potential to greatly extend in the future, subject the correct planning and building regulations. The property sits on a large plot with a beautiful rear garden overlooking open countryside and there is ample off road parking also. Hanwell village is a quaint, untouched village with many characterful properties and a quiet public house but you are only three miles away from the town of Banbury and all of it's amenities including a mainline train station and M40 motorway. The property is in very good order throughout and offers living accommodation over two floors. On the ground floor there is a sitting room, dining room, conservatory and kitchen with separate utility room with storage above and there is a good sized ground floor bathroom. On the first floor there are three good sized bedrooms. Outside there is a very large and private garden measuring around 100 feet with ample driveway parking. we have prepared a floor plan to show the room sizes and layout, some of the main features include:

Conservatory

A really useful addition to the property and a very pleasant place to be with views down the garden. There are doors leading into the garden and a further internal door leading into the kitchen with more double doors leading into the sitting room which creates a lovely open plan feel if required. Good quality wood effect flooring throughout and quality fitted blinds to the windows.

Kitchen/Breakfast Room

A nice sized kitchen which is fitted with a range of wooden fronted cabinets with worktops over and tiled splash backs. There is lovely quarry tiled flooring throughout and a window to the side and rear aspects. There is an integrated double electric oven and four ring LPG gas hob and there is space and plumbing for a fridge and dishwasher and a beautiful, inset ceramic one and a half bowl sink with drainer. From the kitchen there are doors leading into the sitting room and conservatory.

Utility Room

A really great separate utility area which is fitted with a sink and drainer and there are various cupboards with worktop space. There is space and plumbing for a washing machine, space for a free standing fridge freezer and there is a floor standing Worcester oil fired boiler for the heating system. There is a window overlooking the rear garden and there is a loft hatch which provides access to a large boarded storage area with lighting and a drop down ladder.

Sitting Room

A really pleasant sitting room with a window to the front aspect and double doors opening into the conservatory. There is a feature stone fireplace and exposed beams and doors leading into a small lobby, with built-in cupboard which houses the hot water tank with shelving, and the family bathroom. To the other side of the sitting room there is a further door leading into the dining room.

Ground Floor Family Bathroom

An immaculately presented family bathroom which is found on the ground floor. There is a modern white suite fitted which comprises a P shaped panelled bath, a toilet and wash basin with vanity storage unit beneath. There are attractive tiled splash backs and there is high quality wood effect flooring throughout with a window to the front aspect.

Dining Room

A compact dining room with a window to the front aspect and stairs rising to the first floor with useful storage cupboard beneath. There is space for a table and chairs, exposed beams and characterful exposed stonework with panelling to the walls.

First Floor Landing

Doors leading to the three first floor bedrooms.



Bedroom One

A beautifully decorated and very spacious double bedroom with dual aspect windows to the rear and overlooking the garden, quality fitted wardrobes and attractive panelled walls. There is a loft hatch providing access to the roof space.

Bedroom Two

A characterful and very spacious double bedroom with a window to the rear aspect and exposed beams.

Bedroom Three

A good sized single bedroom with a window to the front aspect and fitted mirror fronted wardrobes. Loft hatch providing access to the roof space.

Outside

To the front of the property there is a grass verge and a five bar gate that leads into a large gravelled driveway which provides off road parking for several vehicles. From here there is a pathway leading to the house which continues to a lovely and very secluded paved seating area with steps up to a brick built fish pond with further seating and entertaining options. The current owner has many well placed pots and this whole area is a very pleasant place to sit and relax. From here there is a pathway leading through several conifer trees and into the main south facing garden. Behind one of the conifers there is a further paved area and large wooden shed and the oil tank is also located here and out of sight. The main garden measures around 100 feet from the house and is mainly laid to lawn with many well chosen trees and established shrub and plant borders and from here there are unspoilt countryside views beyond with excellent privacy levels throughout the garden.

Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. On passing the Barley Mow Public House go straight ahead at the next two roundabouts and then continue for around 0.25 miles and then turn right towards the village of Hanwell. Continue into the village and past the public house where Heath Cottage will be found on your right hand side shortly before leaving the village.

Situation

The beautiful village of Hanwell is situated just north of Banbury and has many period ironstone houses, a historic Church, a popular pub and village hall. The village has a thriving community with an annual country fayre with live music. There is a recently opened Sainsbury's Local just over a mile away and more extensive shopping and leisure facilities in the market towns of Banbury (3.0 miles), Stratford-upon-Avon (19.0 miles), Warwick (18 miles) and Leamington Spa (18 miles).

Services

All mains services connected with the exception of mains gas. The oil fired boiler is located in the utility room and the gas hob in the kitchen is fed by LPG gas cylinders.

Local Authority

Cherwell District Council. Tax band E.

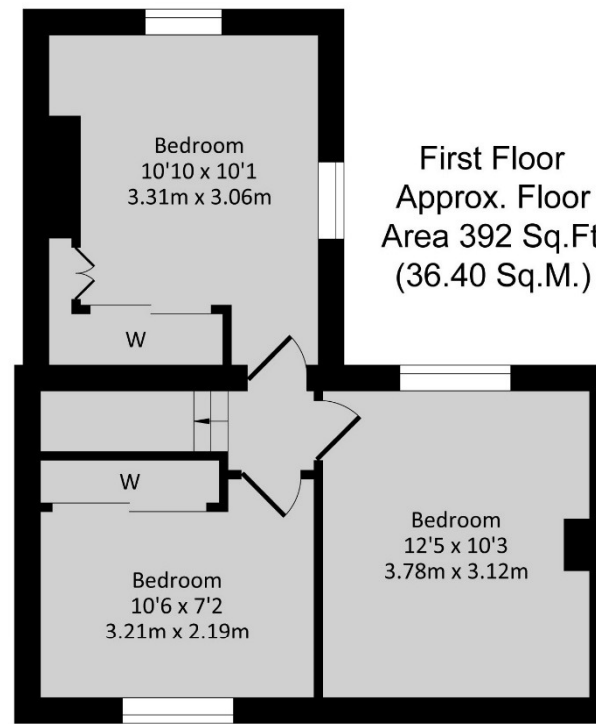
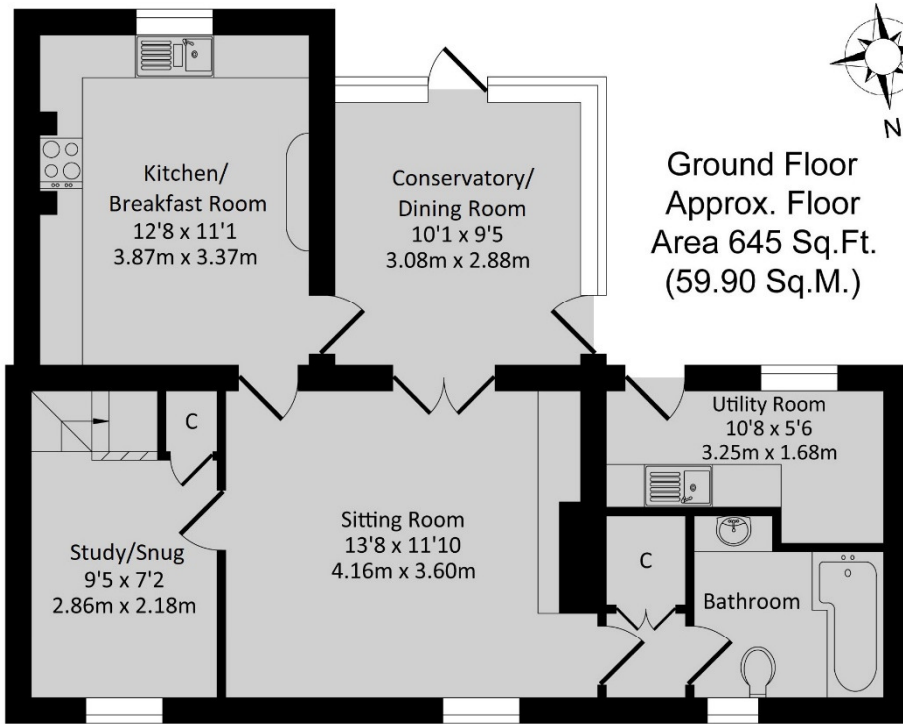
Viewings

By prior arrangement with Round & Jackson.

Tenure

A freehold property.





Total Approx. Floor Area 1037 Sq.Ft. (96.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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