

# BUCKINGHAMS COTTAGE

BARFORD ST MICHAEL, OXFORDSHIRE



savills

# BUCKINGHAMS COTTAGE

BARFORD ST MICHAEL  
OXFORDSHIRE

Approximate distances: Banbury 6.5 miles,  
Chipping Norton 8 miles, M40 (J11) 7 miles,  
(J10) 11 miles, Oxford 21 miles

*Idyllic cottage in popular north  
Oxfordshire village*

Hall, kitchen/breakfast room, dining room,  
sitting room, study, master bedroom and en suite,  
two further bedrooms, shower room and cloakroom

Off road parking and garden

YOUR ATTENTION IS DRAWN TO THE IMPORTANT NOTICE ON THE  
LAST PAGE OF THE TEXT







## SITUATION

Barford St Michael is situated in attractive undulating North Oxfordshire countryside close to the Cotswolds. Amenities in the village include a parish church, public house and farm shop/post office, with the larger neighbouring villages of Bloxham and Deddington providing schooling, doctors surgeries, butcher, delicatessen, general stores, post offices, garage and hairdressers.

The market town of Banbury offers extensive retail, leisure and recreational facilities. Oxford, Milton Keynes and Stratford-upon-Avon provide excellent opportunities for theatre, cinema and concerts. Soho Farmhouse (Country Club) only 5.3 miles.

Local schools include primary at Deddington and Bloxham, senior at The Warriner School (Bloxham). Independent preparatory schools include St Johns, (Banbury), Winchester House, (Brackley) Cardus (Overthorpe); senior independent including Bloxham School, Tudor Hall (girls), both Bloxham, Stowe and numerous North Oxford Schools.

Sporting activities in the area include golf at Rye Hill, Cherwell Edge (Middleton Cheney) and Tadmarton; horse Racing at Towcester; motor Racing at Silverstone.

Communication is good with rail links from Banbury or Bicester to London Marylebone (from about 57 or 50 minutes respectively). M40 access at J10 (Ardley) or J11 (Banbury).

## DESCRIPTION

Buckingham's Cottage is a stone, detached, Grade II listed property originating from the late 18th Century. It is thought to have been built by the same stone mason who built the village pub. Over the years the property has been extended sympathetically using the local Horton stone and stone mullion windows. The property still has many original features including exposed beams and inglenook fireplace.

The accommodation comprises of kitchen/breakfast room with slate floor and built in cupboards, dishwasher, built in fridge and oil fired Aga. Double sink and drainer with views overlooking the rear garden. Cupboard with washing machine. Conveniently located next to the kitchen is the downstairs shower room, recently refurbished, (2018) with Duravit fixtures and fittings, double shower, w.c., sink and heated towel rail. Study with slate floor offering plenty of natural light with views overlooking the garden.

Two further reception rooms are the dining room and sitting room with Inglenook fireplace and front entrance.

On the first floor is the master bedroom with dual aspect views to the east and west. There is an en suite shower room, with newly replaced bathroom fixtures in January 2018 to include, Duravit shower, w.c and sink, and a heated towel rail. Bedroom three currently being used as an office has a large storage cupboard and plenty of under eaves storage. There is a very useful cloaks cupboard with sink and w.c. on the landing.

On the second floor is bedroom two with oak floor boards and views out onto the church and countryside beyond.

## OUTSIDE

There is a tarmac drive with space to park two cars. Stone steps lead up to the south west facing garden which is enclosed by a stone wall and fencing. Much of the garden is laid to lawn with shrub borders and fruit trees including, apple, fig, apricot and plum. Immediately adjacent to the property is a paved area with wooden framed pergola providing shade in the summer and an ideal outside entertaining space. The garden wraps around the front of the house to the front door, whereby there is a path leading out onto the village road. There is a large shed with power and lighting, which could be converted into a home office with the usual planning consents.

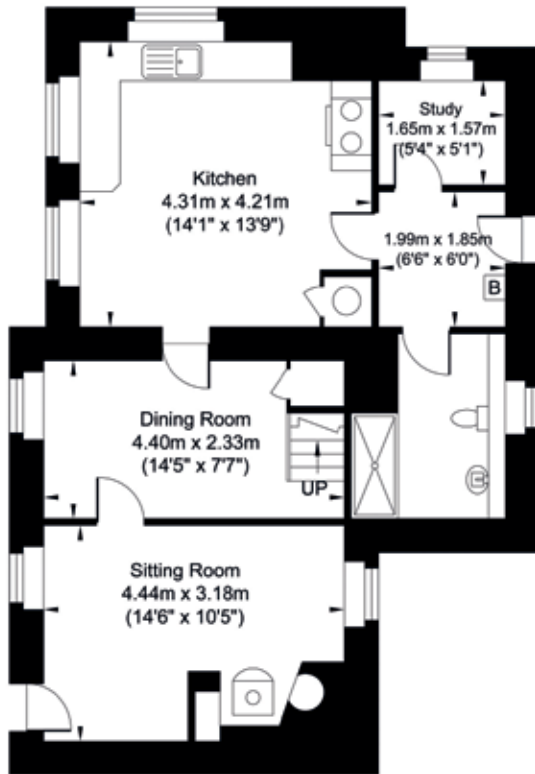
## DIRECTIONS

From Banbury, take the A361 towards Chipping Norton. Continue through the village of Bloxham until you come to a small mini roundabout. Take the left turn as signed to the Barfords. Proceed through Barford St John and continue over a small bridge and into Barford St Michael. Take the first turning on the right as signposted to the village hall and church. Proceed past the pub on the right and take the left turning in front of the church. The property is on that corner opposite the church.

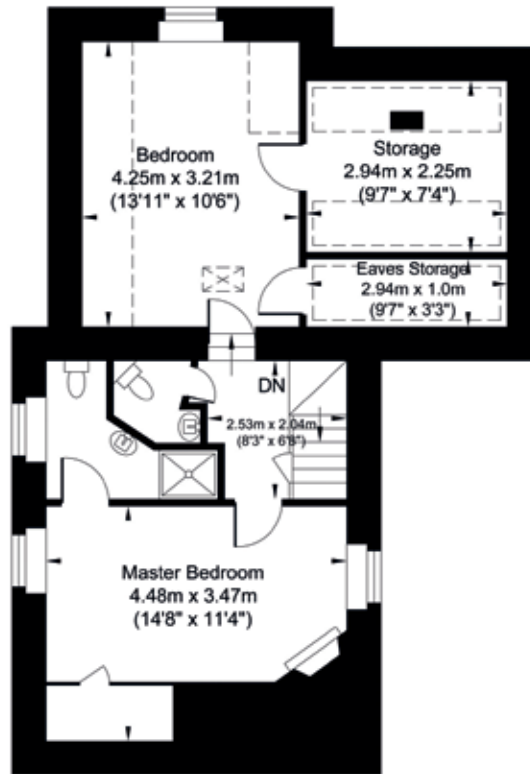
## BUCKINGHAMS COTTAGE

Approximate Gross Internal Area:

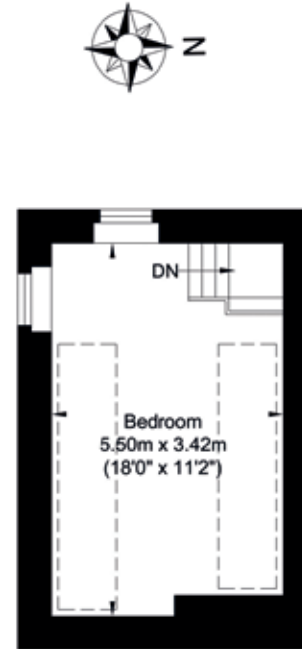
129.2 sq.m. / 1390.67 sq.ft.



Ground Floor



First Floor



Second Floor



### IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 18/11/15 SG Kingfisher Print and Design Ltd. 01803 867087.

### SERVICES

Mains water, electricity and drainage are connected to the property. Central heating and hot water is provided by oil fired, combination boiler. High Speed Fibre broadband.

POSTCODE: OX15 OUA

COUNCIL TAX BAND: E

TENURE: FREEHOLD

DISTRICT COUNCIL:

Cherwell District Council

Tel: 01295 252535

### VIEWINGS

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

### FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains, light fittings and garden statuary are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

### SAVILLS BANBURY

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