



SIMCOES FARM

UPPER WARDINGTON • OXFORDSHIRE





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Approximate distances and times: Banbury/M40 motorway (j11) 4 miles (London Marylebone 56 minutes),
Daventry 12 miles, Oxford 31 miles, Birmingham 54 miles, London 82 miles

Delightful versatile village living

Entrance Hall • Drawing room • Dining room • Playroom • Kitchen and breakfast room • Utility room • Larder
Cloakroom • 5 bedrooms • 4 bath/shower rooms.

Attached annexe comprising sitting room, kitchenette, bedroom, bathroom.

Double garage • Off road parking.

Level and enclosed gardens.

The Savills logo consists of a solid yellow square above the word "savills" in a lowercase, red, sans-serif font.

SAVILLS BANBURY

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Your attention is drawn to the Important Notice on the last page of the text

SITUATION

- Wardington is an attractive, peaceful north Oxfordshire village situated close to the south Northamptonshire border.
- Set in rolling open countryside, the village is made up of principally ironstone houses and cottages.
- The village has one public house, a newly refurbished village hall and a parish church with local shopping facilities in the nearby villages of Cropredy and Middleton Cheney. Banbury (5 miles) provides for more specialist requirements. There is an hourly bus service between Banbury and Rugby, via the village.
- Independent prep schools can be found at Carrus (Overthorpe), St John's Priory (Banbury), Winchester House (Brackley), Beachborough (Westbury) and Arnold Lodge (Leamington). Senior public schools at Stowe, Tudor Hall (Bloxham), Warwick (Boys) and Kings High (Girls).
- Excellent connection to the M40 motorway at junction 11 is about 4 miles away. Mainline train services from Banbury to London (Marylebone from 56 minutes). Birmingham airport is about 35 miles away.
- Sporting activities in the area include an indoor sports and swimming pool complex in Banbury; golf at Cherwell Edge (Chacombe) and Tadmorton Heath; horse racing at Towcester and Warwick; and motor racing at Silverstone. Soho Farmhouse is 16 miles away.
- Excellent country walks on the door-step

DESCRIPTION

- Detached stone farmhouse tucked away towards the edge of this sought-after village.
- Wealth of period features including fireplaces (with wood burning stoves), exposed timbers, window seats, flagstone floors, exposed wooden floor boards, shutters, 4 panel internal pine doors.
- Offered in excellent order throughout, having been modernised in more recent times.
- Vaulted drawing room has extensive full height built-in book and display shelves providing excellent entertaining space.
- Delightful fitted kitchen with 2 oven Aga, certainly the hub of the house. There is scope to create a larger kitchen and breakfast room by linking into the playroom, subject to the relevant consents. This would then open the kitchen straight out onto the garden.





- Well-presented attached 1-bedroom annexe with fitted kitchenette, ideal for guest accommodation, granny annexe, income stream or working from home.
- The gardens are level and predominantly laid to lawn with wall, fence and hedge boundaries. Paved entertaining area for summer dining. The garden is west facing with pedestrian gate to a small village green area to front. Variety of espalier fruit trees.
- Double garage. Off-road parking.
- Ideal for young families.





DIRECTIONS (OX17 1SP)

From M40 (J11) follow signs to Daventry on A361. Follow the road for about 2.5 miles and just after the left turn to Williamscoth, bear right onto Thorpe Road signposted Upper Wardington. Follow this road towards the village. Continue down a gentle hill into Upper Wardington, passed Wardington Manor on the left and after about 175 metres bear left onto a small lane and follow this for 50 metres where the entrance to Simcoes Farm can be found on the left.

ACCOMMODATION

See floor plans below.

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating. BT connected subject to the usual transfer regulations.

POSTCODE: OX17 1SP

TENURE: FREEHOLD

DISTRICT COUNCIL:

Cherwell District Council - Tel: 01295 252535

COUNCIL TAX BAND:

Main house: Band F
Annexe: Band A

VIEWINGS

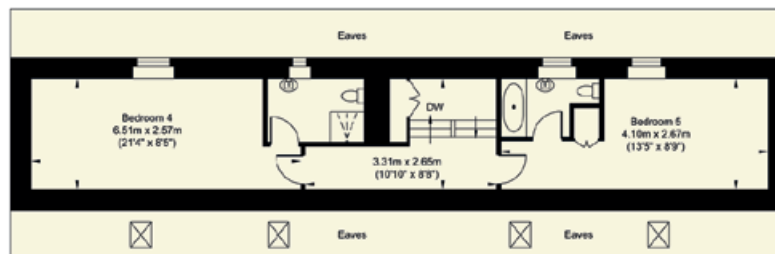
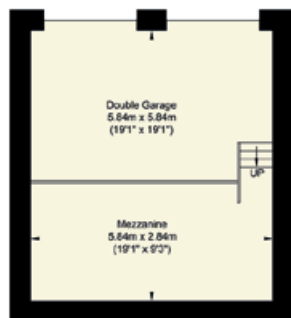
By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

FIXTURES AND FITTINGS

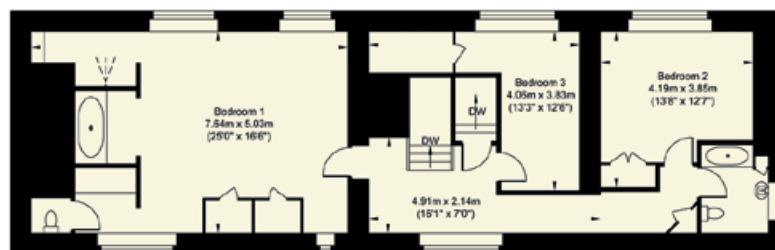
Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains, light fittings and garden statuary are expressly excluded. Certain such items may be available by separate negotiation.

IMPORTANT NOTICE:

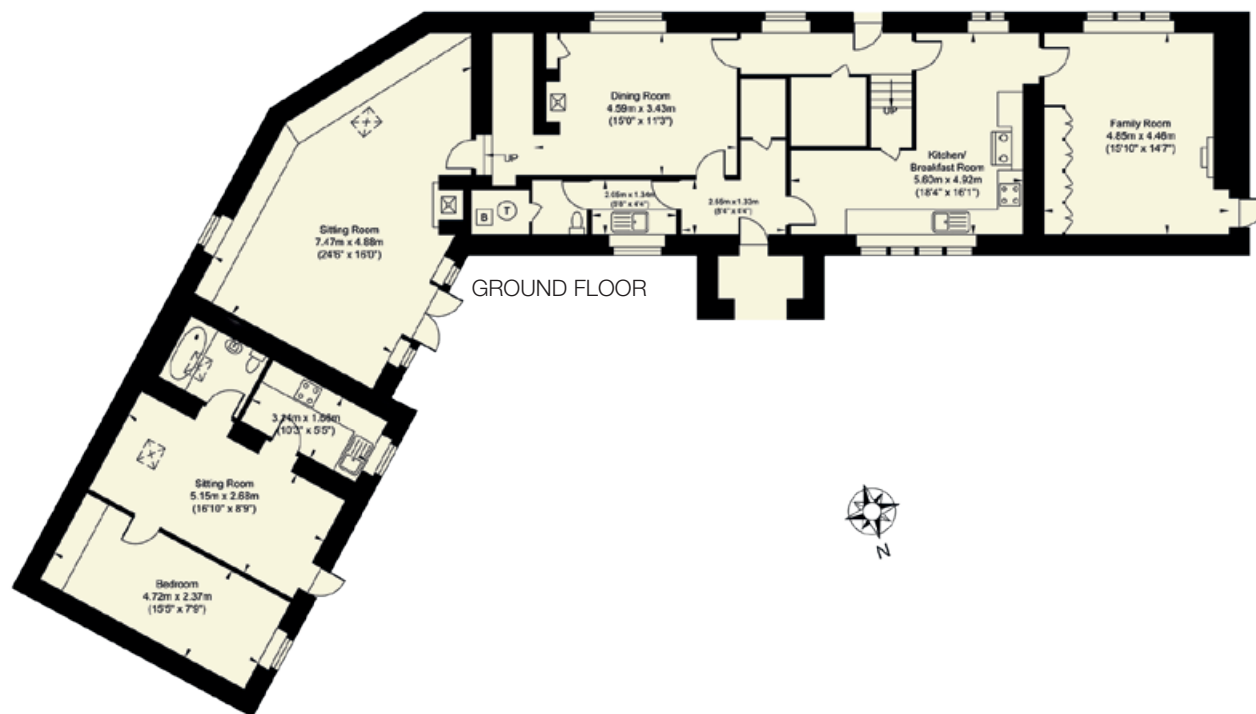
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

SIMCOES FARM

Approximate Gross Internal Area:

296.78 sq.m. / 3194.51 sq.ft.

Garage: 38.02 sq.m. / 409.24 sq.ft.

Total: 334.80 sq.m. / 3603.75 sq.ft.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	49	52
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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