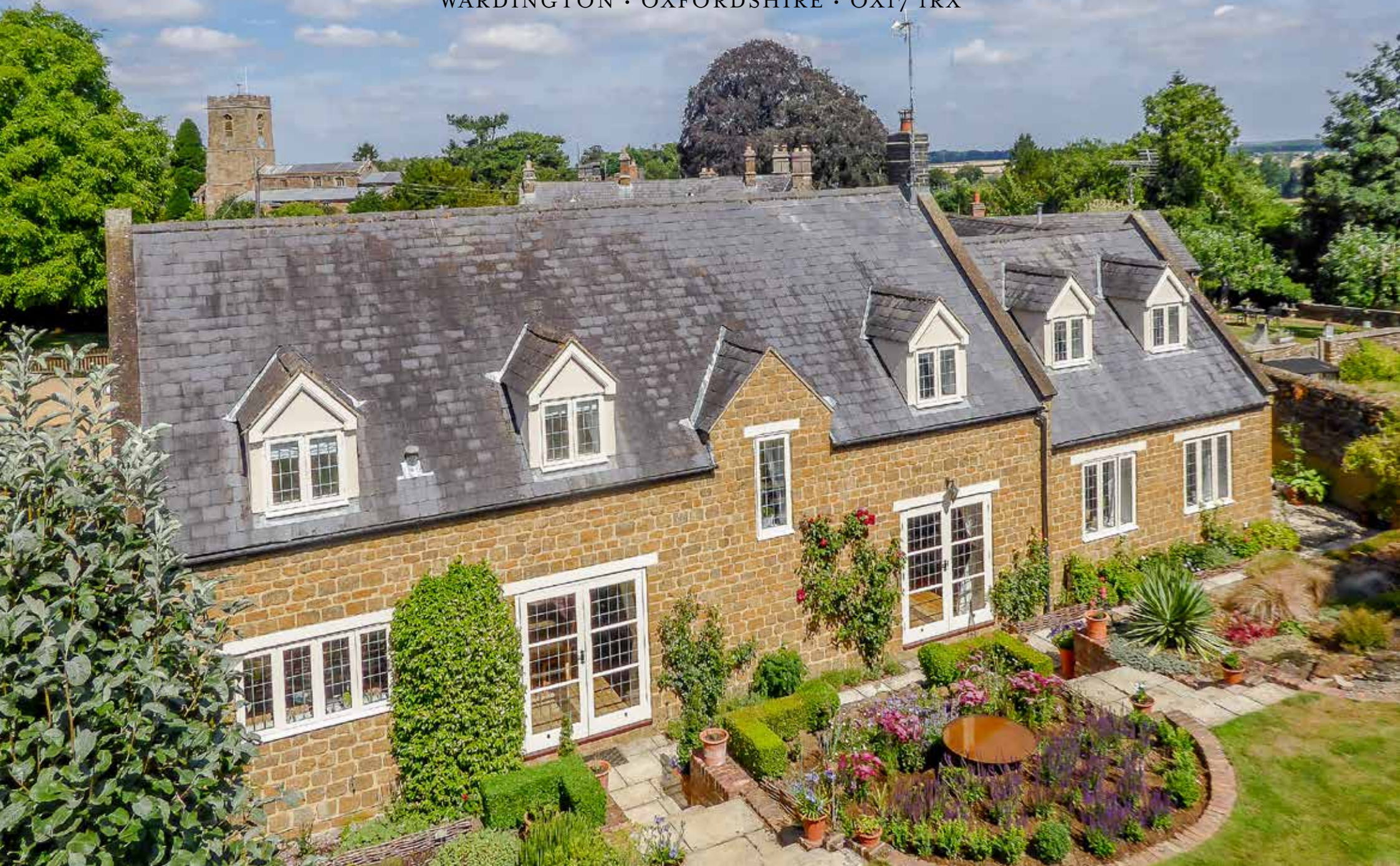


FALLOWFIELDS

WARDINGTON • OXFORDSHIRE • OX17 1RX



FALLOWFIELDS

WARDINGTON

OXFORDSHIRE • OX17 1RX

Approximate distances and times: Banbury 5.4 miles
(London Marylebone from 56 minutes), M40 motorway
(J11) 4.2 miles, Daventry 13.3 miles, Oxford 31.4 miles,
Birmingham 53.8 miles, London 79.5 miles

Contemporary village living with countryside views

Entrance hall, Kitchen/breakfast room, Dining room,
Drawing room, Utility, Cloakroom, Boot room

Master bedroom suite with dressing room and
en suite bathroom, Guest bedroom with en suite,
3 further bedrooms, Family bathroom

Double garage • Off road parking.

Enclosed landscaped gardens



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, and set within the conservation area.
- The village has a recently refurbished public house, a village hall and a 13th century parish church with local shopping facilities in the nearby villages of Cropredy and Middleton Cheney. The market town of Banbury (approximately 5.4 miles) provides for more specialist requirements. Hourly bus service to Banbury from the village.
- Independent prep schools can be found at Carrdus (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, approximately 4.2 miles away. Mainline train services from Banbury to London (Marylebone from 56 minutes). Birmingham International airport is approximately 42.4 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 Warwick; and motor racing at Silverstone. Soho Farmhouse is approximately 17.8 miles away.
- Excellent country walks on the doorstep.

DESCRIPTION

- A well-presented quality five bedroom stone built family home constructed in 1997, tucked away in a sought after village.
- Offered in excellent order throughout, this spacious property comprises well-proportioned reception rooms with features including a large inglenook stone fireplace and flagstone, oak flooring. Reception hall with stairs to first floor. The dining room and drawing room are both light spaces with dual aspect and views of the garden. Access through French doors from dining room to garden.
- A large open plan kitchen/breakfast room is the perfect hub of the house, also providing access to the garden through French doors. Built in dishwasher, under counter fridge, double oven and electric hob. There is also a useful utility with side access through a stable door, cloakroom/boot room and wc.
- Ascending to the first floor, there is a master bedroom with an adjacent dressing room with built in wardrobes and storage, and access to an en suite bathroom with roll top bath and separate shower. Guest bedroom with dual aspect and en suite bathroom. Two further double bedrooms and one single bedroom. Family bathroom.
- The enclosed landscaped gardens are south facing and predominantly laid to lawn with flower beds and shrub borders. There are multiple entertaining spaces – a paved area with pergola for summer dining, and gravelled patio area to the side of the property, perfect for catching the sun. Summerhouse and garden shed with power and light. Side access to the front of the property.
- Double garage, currently used as a studio space. Off-road parking.
- Lovely countryside views, including views across to the Edgcote estate.
- Excellent communication links with access to both London and Birmingham from Banbury train station, approximately 5.4 miles away.







DIRECTIONS (OX17 1RX)

From M40 (J11) follow signs to Daventry on A361. Follow the road for approximately 4.3 miles until you reach the village of Wardington. Take the first right onto The Jetty. After around 300 metres, take the left turn onto Stud Farm Close. Continue to the end of the lane and the property is on the right hand side.

ACCOMMODATION

See floor plans below.

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating. Superfast fibre broadband.

TENURE: FREEHOLD

DISTRICT COUNCIL:

Cherwell District Council - Tel: 01295 252535

COUNCIL TAX BAND: F

VIEWINGS

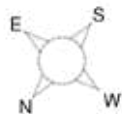
By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

FIXTURES AND FITTINGS

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

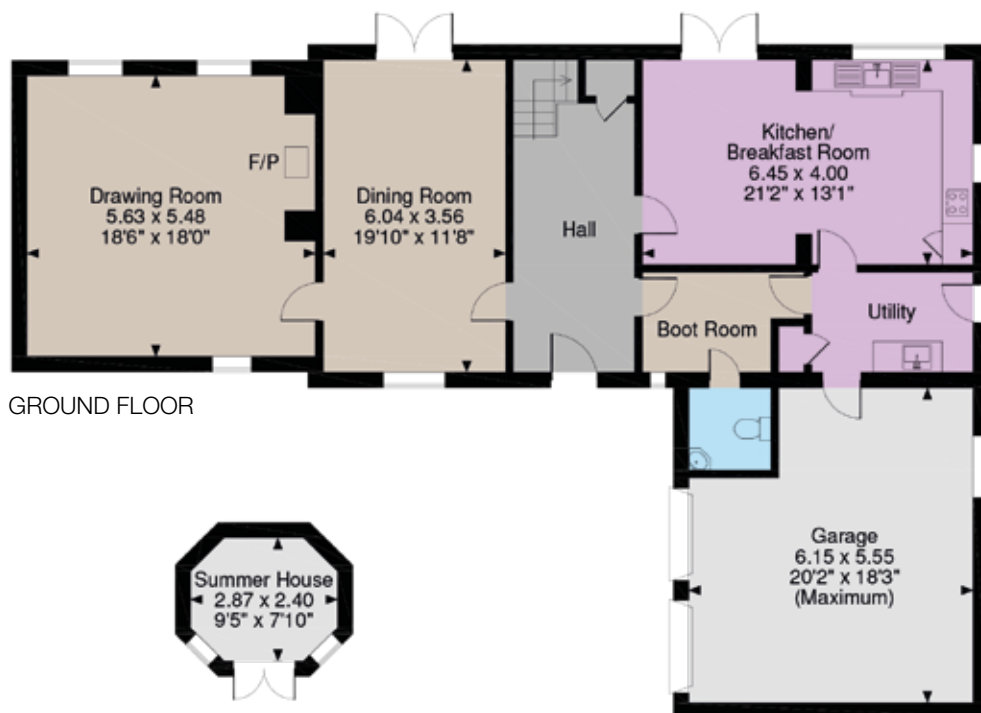
AGENTS NOTE

The property is approached over a shared gravel driveway.



FALLOWFIELDS

Approximate Gross Internal Area:
Main House: 229 sq.m. / 2,467 sq.ft.
Garage: 31 sq.m. / 334 sq.ft.
Summer House: 6 sq.m. / 65 sq.ft.
Total: 266 sq.m. / 2,866 sq.ft.



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. Details prepared and Photographs taken: September 2019 HS 04/09/19 Kingfisher Print and Design Ltd. 01803 867087.

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