



Pretty thatched cottage in a village setting

Sunbeam Cottage, Radway, Warwickshire CV35 0UE

Charming Grade II listed home • Period features include exposed beams and flagstone floors • Open plan kitchen/dining room • Four/five bedrooms • Garden to front and rear • Off street parking

Local information

Radway is a popular and charming South Warwickshire village, close to the North Oxfordshire border. Made up of attractive period houses and cottages constructed mainly of local Hornton ironstone; there is a parish church, village hall and popular riding school. The village sits under the lee of Edgehill, historic site of the battle of Edgehill.

Primary School in Tysoe School, neighbouring Kineton also has both primary and secondary schools. Private schools:- Bloxham School, Tudor Hall (girls, Bloxham), Warwick School, Stratford High and Sibford School.

The market town of Banbury provides an extensive range of shopping facilities with cultural activities at Stratford-upon-Avon and Oxford.

Train stations at Banbury (London Marylebone in about 55 minutes), Warwick, Leamington Spa and Stratford-upon-Avon. M40 J11 (Banbury) about 10 miles and J12 (Gaydon) about 5 miles.

Sporting activities in the area include golf at Tadmarton, Rye Hill and Brailes and horse racing at Warwick and Stratford-upon-Avon.

About this property

Sunbeam Cottage is a charming Grade II listed home, originally two properties, believed to date back to the 17th Century. The property is located in the centre of Radway, a village on the South Warwickshire and North Oxfordshire borders, and is constructed of Hornton stone under a thatched roof with accommodation over three floors.

There are a wealth of period features including inglenook fireplace, exposed beams, flagstone floor, shuttered windows and window seats.

The front door, under a thatched canopy, leads to an inner porch perfect for coats and boots. The generous sitting room has an inglenook fireplace with wood burner, flagstone floor, exposed beams, and in built cupboards for storage. Access to the dining room, which contains base units and butlers sink.

There is an open plan kitchen/breakfast room with electric Aga, granite work surfaces, ceramic sink and fireplace with wood burner and ample space for table and chairs. There is a useful utility room with Belfast sink. A stable door leads to the garden.

French doors lead out from the utility to the David Salisbury conservatory, with part exposed stone walls and double doors leading out to the garden, a great space for entertaining with lovely views across the garden.





There is also a downstairs bathroom with Thomas Crapper roll top bath.

Staircases to the first floor from both the dining room and kitchen. On the first floor are three bedrooms, and a potential for a fourth currently being used as library. The staircase from the dining room leads to a small landing with access to two of the double bedrooms and the library. From here there is access to the third bedroom. The staircase from the kitchen leads to a family bathroom and third bedroom. The second floor comprises a main bedroom suite with dressing area and shower. The bedroom has a vaulted ceiling, exposed beams and wooden flooring.

Outside, there are gardens to both the front and rear, mostly laid to lawn with a range of mature trees and plants. The rear garden has a paved seating area to enjoy the gardens.

At the back of the garden is a traditional brick-built outhouse with adjoining shed and a further greenhouse.

Off street parking area with gate to the front garden.

DIRECTIONS

From Banbury proceed out on the B4100 passing The Herb Centre and taking the left turn to the B4086. On reaching the T junction turn right and proceed down the hill. At the bottom of the hill take the left turn signed to Radway. Proceed into the village where the property can be found on the left hand side, after the right hand turn to Langdon Lane.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX BAND: F

TENURE: FREEHOLD

POSTCODE: CV35 0UE

Local Authority

Stratford District Council

Viewing

Strictly by appointment with Savills



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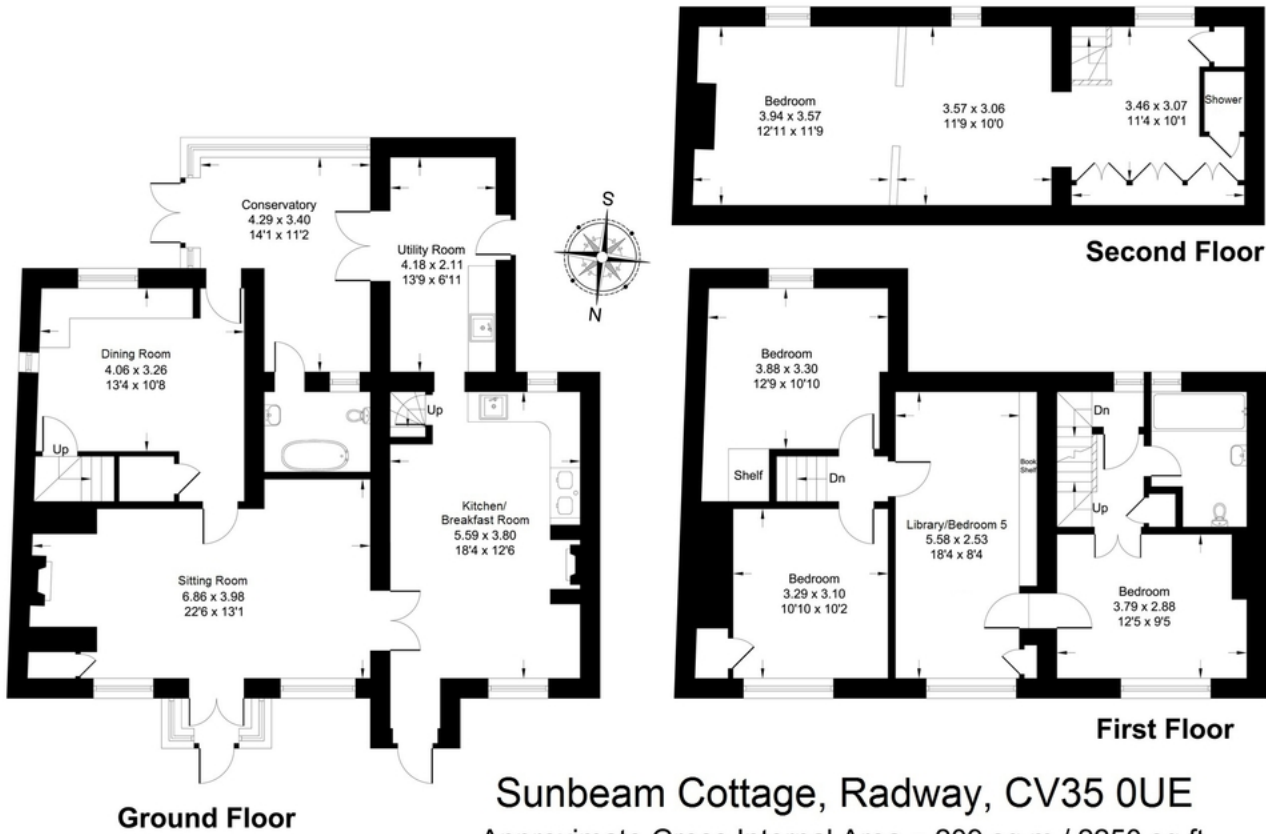
Gross internal area (approx) 2,250 sq ft



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Approximate Gross Internal Area = 209 sq m / 2250 sq ft
Total = 209 sq m / 2250 sq ft

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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