Delightful village living

Ash Farm, Balscote, Oxfordshire OX15 6JQ
Pretty former farmhouse • Modern living amongst character features • Light and spacious rooms • Enclosed terraced garden • Paved entertaining area • Off street parking

Local information
Balscote, on the border of North Oxfordshire and South Warwickshire, is a small village made up of principally ironstone properties.

Village amenities include the Butchers Arms public house, village hall and church, St Mary Magdalene, dating from 14th Century. More extensive amenities can be found in the market towns of Banbury and Chipping Norton, or further afield at Oxford, Stratford-upon-Avon and Leamington Spa.

Excellent communication links on to the M40 at J11 (Banbury), only 6 miles away, giving access to Oxford and London to the south, or M40 at J12 (Gaydon) only 10 miles giving access to Birmingham to the north. Mainline train services from Banbury to London Marylebone (from 59 minutes). Birmingham airport is about 40 miles away.

Schooling in the area includes primary schools at Wroxton, North Newington and Shenington, with senior state schooling at The Warriner, Bloxham. Local independent schools include Sibford School (Sibford Ferris), St Johns Priory (Banbury), Carrdus (Overthorpe), Winchester House (Brackley), Bloxham School, Tudor Hall Girls (Bloxham), and King’s High (Warwick). The property is also in the catchment area for the Stratford-upon-Avon Grammar Schools.

Leisure and sporting activities include Soho Farmhouse at Great Tew; golf at Tadmarton and Brailes; horse racing at Stratford-upon-Avon, Warwick and Cheltenham; indoor sports centres at Banbury; motor racing at Silverstone; polo at Southam; walking and riding locally.

Approximate times and distances:
Banbury 5 miles (London/Marylebone from about 57 minutes), M40 (J11) 6 miles, M40 (J12) 10 miles, Shipston-on-Stour 11 miles, Chipping Norton 15 miles, Stratford-upon-Avon 17 miles.

About this property
Ash Farm is a pretty former farmhouse within a select courtyard development. The property is of ironstone construction under a slate tiled roof.

Nestled opposite the church on the village lane, the property offers modern living amongst character features including fireplace with wood burning stove and exposed timbers.

There are modern fittings throughout the house including shaker style kitchen units, kitchen range, oak internal doors, door furniture, window seat, white bath/shower room fittings and double glazing. In addition the house is offered in excellent decorative order.
The rooms are light and spacious and having five bedrooms offers versatility for working from home.

To the rear is a well laid out terraced garden where a pathway and steps provide access.

The garden is enclosed by fencing and hedgerow predominately and is laid to lawn interspersed with established shrubs and trees. Immediately to the rear is a delightful paved entertaining area and separate pedestrian access onto the lane. Garden store.

To the front there is parking for a number of cars and a single garage.

This is a great opportunity to purchase a well presented period property in this sought after village.

DIRECTIONS
From Banbury take the A422 towards Stratford, passing through the villages of Drayton and Wroxton. On leaving Wroxton, take the second Balscote turning and continue into the village. Follow the road around a sharp right hand bend in front of the Butchers Arms and Ash Farm is the second house on the left hand side opposite the church. Turn into the courtyard and parking immediately on the left opposite Ash Farm.

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

COUNCIL TAX BAND: F

POSTCODE: OX15 6JQ

TENURE: FREEHOLD

FIXTURES AND FITTINGS
Those items mentioned in these sale particulars plus fitted carpets and curtains are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

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.

Local Authority
Cherwell District Council

Viewing
Strictly by appointment with Savills
Ash Farm, Balscote, Oxfordshire OX15 6JQ
Gross internal area (approx) 1,769.55 sq ft
Outbuildings 177.95 sq ft
Total 1,947.50 sq ft

Ash Farmhouse, Shutford Road, Balscote OX15 6JQ
Main House Approx. Gross Internal Area - 164.39 sq.m. 1,769.55 sq.ft.
Garage & Approx. Gross Area - 16.44 sq.m. 177.95 sq.ft.
Total Approx. Gross Area - 180.83 sq.m. 1,947.5 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.
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Ground Floor
First Floor
Second Floor
Garage

FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

Energy Efficiency Rating

England, Scotland & Wales

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