



Character cottage with wooden cabin/home office

Blenheim Cottage, Hornton, Oxfordshire





Charming character cottage in village setting • Period features including inglenook fireplace • Spacious ground floor accommodation • Mature garden • Independent wooden cabin/home office

Local information

Situated in the heart of this popular rural village of Hornton, renowned for its fine period properties, village church, public house and primary school.

Local amenities include a well regarded primary school, a 12th Century church and with an active community, a host of activities and Dun Cow public house. More extensive facilities in the market towns of Banbury, Warwick, Leamington Spa and Stratford-upon-Avon.

Excellent communication links with access to the M40 (J11) at Banbury for the North and South. Mainline train services from Banbury to London Marylebone (from 55 minutes). Airports at Birmingham (38 miles), Heathrow (75 miles) and Coventry (29 miles).

Excellent local schooling facilities – popular village primary school in Hornton. The village is in the Priority Area for the Warwickshire Grammar Schools at Stratford and Alcester – King Edward VI (KES) for boys, Stratford Grammar School (for girls) and Alcester Grammar School (mixed). For private schooling – Tudor Hall Girls, Bloxham (co-ed), Kings High (girls), Warwick (boys). Preparatory schools in the area include St Johns' Priory (Banbury), Carrdus (Overthorpe), Winchester House (Brackley) and Beachborough (Westbury).

Leisure activities in the area include golf at Tadmarton; theatres at Stratford upon Avon and Oxford; motor racing at Silverstone and horse racing at Warwick, Stratford upon Avon and Cheltenham.

There are footpaths for countryside walks through the valley which begin about 50 metres from the front doorstep of Blenheim Cottage.

Approximate times and distances
- Banbury 6 miles (London Marylebone from about 56 minutes), M40 (J11) 7 miles, Stratford-upon-Avon 14 miles, Oxford 32 miles, London 85 miles, Birmingham International Airport 39 miles.

About this property

Blenheim Cottage is around 300yrs old retaining many of its original features, including exposed beams and a large inglenook fireplace. Situated within the village, the property is constructed of stone with a slate tiled roof it is located within a Conservation Area. It also offers a substantial wooden cabin within the gardens which could be used as a home office, games room or for secondary accommodation.

This charming cottage has been extended to offer spacious ground floor living accommodation with double glass doors leading out from both the dining room and kitchen directly onto the patio and



garden, benefiting from lovely views of the garden. There is a well-proportioned sitting room with good ceiling height and inglenook open fire place.

This leads through into the dining room with parquet flooring and kitchen beyond. The kitchen is furnished with storage cupboards, sink, space for freestanding fridge/freezer. The double glass doors lead out onto a wooden veranda with access directly onto the garden.

There is a ground floor bathroom and useful laundry area with space for washing machine and tumble dryer.

Upstairs are three bedrooms. The largest room on the second floor has a velux window and beams with views looking out onto the fields beyond. The other two bedrooms are interconnected with views to the front and rear of the house.

Outside, the rear garden opens out into a spacious lawn enclosed by mature trees and shrubs. Situated within the gardens is a substantial wooden cabin which could be used as a home office as it has a phone line and electricity connected.

There is a right of way through the small part of the garden for the neighbour.

DIRECTIONS (OX15 6BS)

From Banbury proceed towards Stratford-upon-Avon on the A422, taking the B4100 on the outskirts of town. Continue for 1.5 miles and turn left signposted Horley. Proceed into Horley turning right in the village towards Hornton. Proceed along and out of Horley for 1.8 miles

and take the first left turn to Hornton and follow the road downhill on Millers Lane. The property can be found on the right hand side.

SERVICES

Mains water, electricity and drainage are connected to the property. LPG bottled gas for central heating and hot water. Pipes and hard standing for oil central heating are in place.

LOCAL AUTHORITY - Cherwell District Council - Tel: 01295 252535

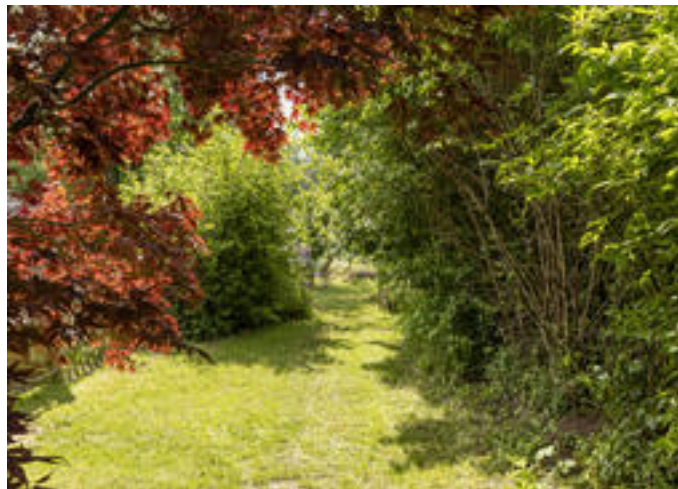
COUNCIL TAX BAND: E

TENURE: FREEHOLD

Viewing

Strictly by appointment with Savills





Blenheim Cottage, Hornton, Oxfordshire
Gross internal area (approx) 1,506.19 sq ft
Outbuildings 205.16 sq ft
Total 1,711.35 sq ft

Sophie Gannon
Savills Banbury
 01295 228009
 sgannon@savills.com



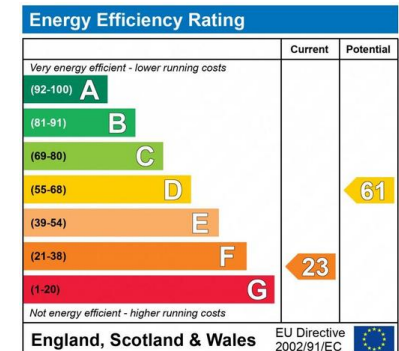
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Blenheim Cottage, Miller Lane, Hornton OX15 6BS
 Main House Approx. Gross Internal Area:- 139.93 sq.m. 1506.19 sq.ft.
 Outbuilding. Gross Area:- 19.06 sq.m. 205.16 sq.ft.
 Total Approx. Gross Area:- 158.99 sq.m. 1711.35 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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