



Spacious bungalow with great potential

Merrydown, Oxhill, Warwickshire





Spacious bungalow • Lovely positioning in quiet village
• Great potential for a new building plot • Generous bedrooms sizes • Established gardens • Good sized driveway and parking

Local information

Oxhill is a small village situated in rolling Warwickshire countryside on the northern edge of the Cotswolds. With a thriving community, the village has an attractive church and The Peacock public house.

Local amenities can be found at Tysoe which has a general store, post office, public house and primary school.

Soho Farmhouse is approximately 15 miles away.

The market town of Shipston-on-Stour is convenient for every-day requirements such as supermarket, delicatessen, doctors, dentist surgeries, hospital and banks. Further shopping and leisure activities are available in the nearby towns at Stratford-upon-Avon, Leamington Spa, Moreton-in-Marsh and Banbury.

Excellent selection of educational establishments, both in state and private sectors include: - local village primary schools at Tysoe and Shipston and Kineton; Preparatory schools include The Croft (Stratford), Sibford School (co-education school 4 - 18) and Kitebrook (co-ed, Moreton-in-Marsh). Local senior schools include: - Stratford Girls Grammar and King Edwards VI Grammar (boys) also in Stratford; Shipston and Chipping Campden Schools. Independent senior schools:- Kings High (girls) and Kingsley (girls) both Warwick,

Bloxham (co-ed), Cheltenham (co-ed), Cheltenham Ladies, Kingham Hill (co-ed), Warwick School (boys), Rugby School and King Edward (Oxford).

Well located for both London and Birmingham with intercity rail from Banbury to London Marylebone about 56 minutes or Warwick Parkway for Birmingham and the North. M40 (J12) at Gaydon (about 7 miles) or J11 Banbury (about 13 miles). Birmingham, East Midlands and London Heathrow Airports.

Sporting and leisure activities in the area include golf at Brailles, Tadmerton and Chipping Norton; racing at Stratford-upon-Avon, Warwick and Cheltenham; theatre at Chipping Norton, Stratford-upon-Avon and Oxford, as well as wonderful walks and bridleways.

About this property

A spacious, detached bungalow built in the mid 1950's with extensions added on either side in the late 90's. Merrydown is situated in a delightful semi-rural village, surrounded by uninterrupted countryside views.

The entrance hall leads to both the reception rooms and bedrooms. To the left is the dining room, a light and airy space with a vast window overlooking the front garden and the driveway, and is of a good size. There is also a small working brick fireplace and plenty of room for a generously seated



dining table, a great space for entertaining. The cosy sitting room also has a large window depicting a lovely outlook and an inglenook fireplace with a multi fuel log burner.

The kitchen is furnished with an AGA, storage cupboards, sink, and there is space for a free standing fridge/freezer. There are entrances leading to two conservatories with doors leading directly out onto the rear garden, and there is also the benefit of the utility room where there is space for washing machine and tumble dryer and with an extra sink. Beyond the utility room is the family room, another versatile reception room with aspects on three walls.

There are four generously proportioned double bedrooms, all with inbuilt wardrobes and storage and three of the bedrooms have their own en suite with shower. The main bedroom en suite also has a freestanding bath. There is also a good sized family bathroom with a separate double shower. There is a further room which could be utilised as a single bedroom or as a study/ home office.

Outside, the rear garden opens out onto a substantial lawned area. The garden is well established and has been landscaped beautifully with mature trees, shrubs and flowers. It is lovely and private. The property also benefits from a well-presented front garden with impressive views of the surrounding countryside. There is a driveway with plenty of parking for numerous cars.

DIRECTIONS (CV35 ORB)
From M40 (J11), take the A422 towards Stratford upon Avon, pass through the village of Wroxton and continue past Upton House on the left. On reaching the Oxhill/Kineton crossroads, take the left turn to Oxhill and Whatcote. Follow the road and take the second left turn on to Green Lane. The property can be found further down the lane on the left hand side, noted by our for sale board.

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

LOCAL AUTHORITY
Stratford-Upon-Avon
Tel: 01789 267575

COUNCIL TAX BAND
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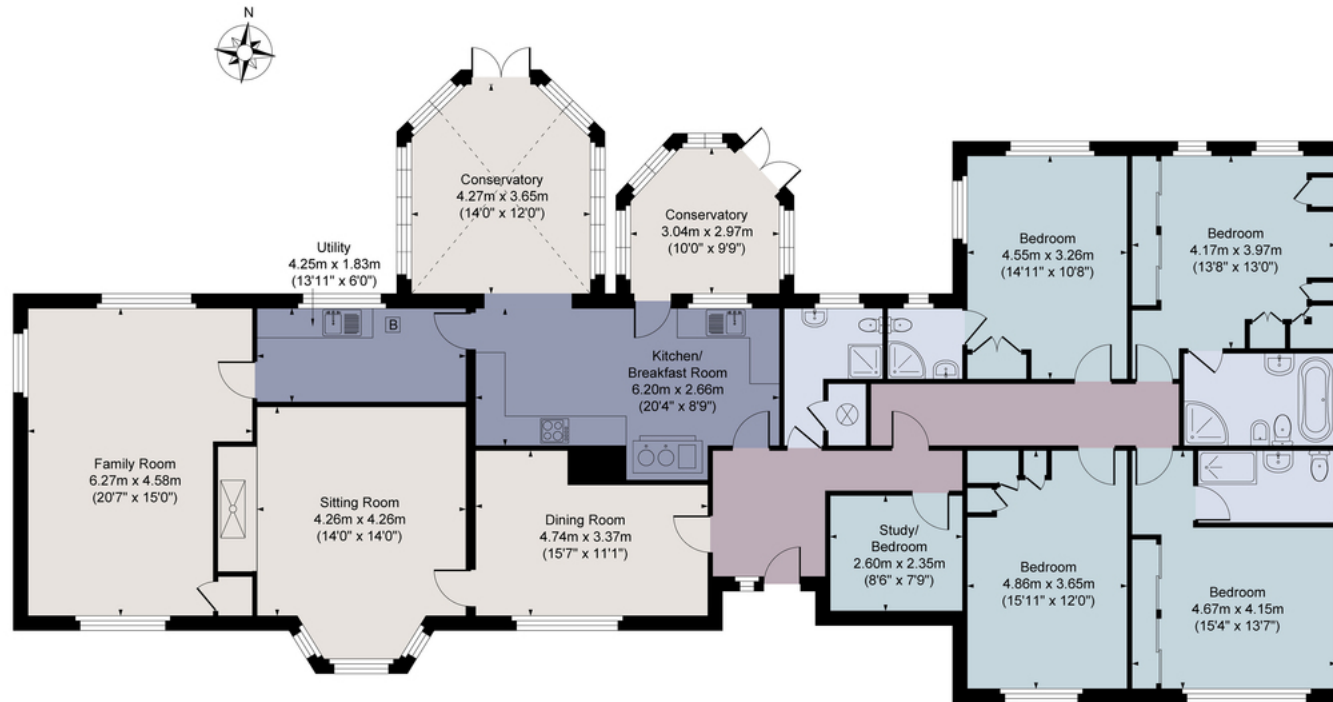
TENURE
FREEHOLD

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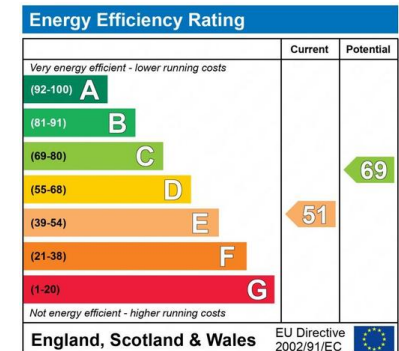




Merrydown, Green Lane, Oxhill CV35 0RB
 Main House Approx. Gross Internal Area:- 226.21 sq.m. 2434.90 sq.ft.



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 The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height
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