



Impressive partly refurbished period home

The Cottage, Charwelton, Northamptonshire

Substantial Grade II listed property on edge of village •
Partial renovation has been undertaken sensitively •
Outbuildings with potential • Spacious mature gardens
extending to approx 0.6 acres

Local information

The Cottage is situated in the historic village of Charwelton, close to the Warwickshire/Oxfordshire/Northamptonshire borders. Charwelton is recorded in the Domesday book and has a popular, community owned public house and Michelin recommended restaurant and is located close to a 13th century church. There are several well-regarded primary schools in neighbouring Byfield, Badby, Priors Marston and Boddington. The village lies on the Jurassic Way, providing some excellent walks and bridleways.

The neighbouring village of Byfield provides further local facilities and the nearby market towns of Daventry (5.5 miles), Southam (9.5 miles) and Banbury (12 miles) offer good local shopping, leisure and schooling facilities. The property is well located for access to Rugby, Northampton, Milton Keynes, Leamington Spa, Coventry and Oxford, which offer further extensive facilities.

The Midlands motorway network (M6, M1 and M40) gives access to London, Birmingham and Oxford. Good rail services to London run from Northampton, Banbury (12 miles), Long Buckby (10 miles), Rugby (16.5 miles) and Milton Keynes (24 miles).

Independent schools include prep schools; Quinton House (Northampton), Bilton Grange (Dunchurch), Winchester House (Brackley), Beachborough (Westbury), Carrdus (Banbury),

St Johns Priory (Banbury), Arnold Lodge (Leamington), Warwick, and senior; Sponne School (Towcester), Princethorpe (nr Leamington), Warwick (boys) and Kings High (girls) (Warwick), Kingsley High School (girls) (Leamington), Rugby, Bloxham, Sibford and Stowe Schools as well as Lawrence Sheriff Grammar School (boys) (Rugby) and Rugby High School (girls).

Sporting and leisure activities include golf at Hellidon, Staverton and Chacombe; motor racing at Silverstone; horse racing at Warwick and Stratford-upon-Avon; horse eventing at Aston-le-Walls; polo at Southam; Banbury sailing club at Boddington Reservoir; theatres at Stratford-upon-Avon, Northampton and Oxford and extensive network of local footpaths and bridleways.

Please note all property times and distances are approximate.

About this property

The Cottage is a substantial Grade II listed property that has been significantly and sensitively improved by the current vendor. The unique opportunity has arisen for a purchaser to complete the transformation of the impressive property to a six bedroom family home. Set in approximately 0.6 acres of private grounds and with traditional outbuildings the property offers huge potential.





Substantial works have already been undertaken, including extension, refurbishment of several rooms, plumbing and re-wiring work.

The spacious kitchen / breakfast room is dual aspect with lovely views of the garden and features an oil fired Aga, base and wall units and feature floor understood to originate from North Africa. A charming sitting room has been transformed with a stone inglenook fireplace with wood-burning stove, window seat and wooden parquet floor. A wonderfully spacious, dual aspect drawing room and hallway would benefit from refurbishment to return them to their former glory. Work has been undertaken to provide a light rear porch extension with in-built storage, a study, utility room and re-fitted cloakroom.

On the first floor an Elm floorboard landing leads to a generous principal bedroom with dressing area, walk-in wardrobe and recently re-fitted spacious en-suite shower room. There are two further double bedrooms, one with a vaulted ceiling, mezzanine balcony area and views over the garden. A recent extension provides a shower room and lovely seating area, with exposed stone walls and a full length glazed wall with views onto the garden. There is a further light and spacious, triple aspect bedroom with feature fireplace, which requires refurbishment, but could be a wonderful room with a door into what could be a spacious en-suite bathroom.

The top floor has been partially re-insulated and offers the opportunity for a two further spacious double bedrooms with en-suites.

Set behind a private gated entrance is off road parking for several cars set as well as a range of stone outbuildings with potential for a variety of alternative uses, subject to planning permission. Currently the outbuildings comprise two garages, two stable and stores.

The gardens extend to approximately 0.6 acres and are set behind a period stone wall along the front boundary. Landscaping of the garden has commenced to provide a terrace at the rear of the property, leading onto a large area of lawn with various mature trees. The early stages of the River Cherwell runs along the eastern boundary.

DIRECTIONS (NN11 3YY)
From Banbury & Junction 11 of the M40 head north east on the A361 towards Daventry. Pass through the villages of Wardington, Chipping Warden and Byfield. Continue along the A361 into Charwelton. Head through the village and the property can be found on the right hand side after The Fox & Hounds public house.

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





AGENTS NOTE

The property benefits from implemented planning permission to extend and carry out internal alterations (DA/2018/0735). The property has previously flooded.

COUNCIL TAX BAND: G

DISTRICT COUNCIL: West
Northamptonshire District
Council – 0300 1267000

TENURE: FREEHOLD

FIXTURES AND FITTINGS

Those items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings and furnishings i. e. carpets, curtains and light fittings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the Vendor's agents.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills



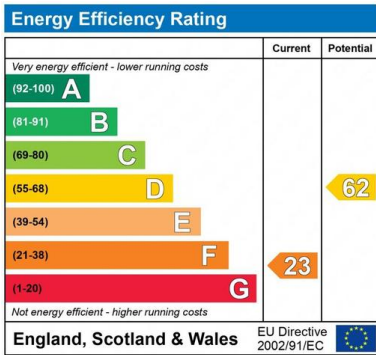
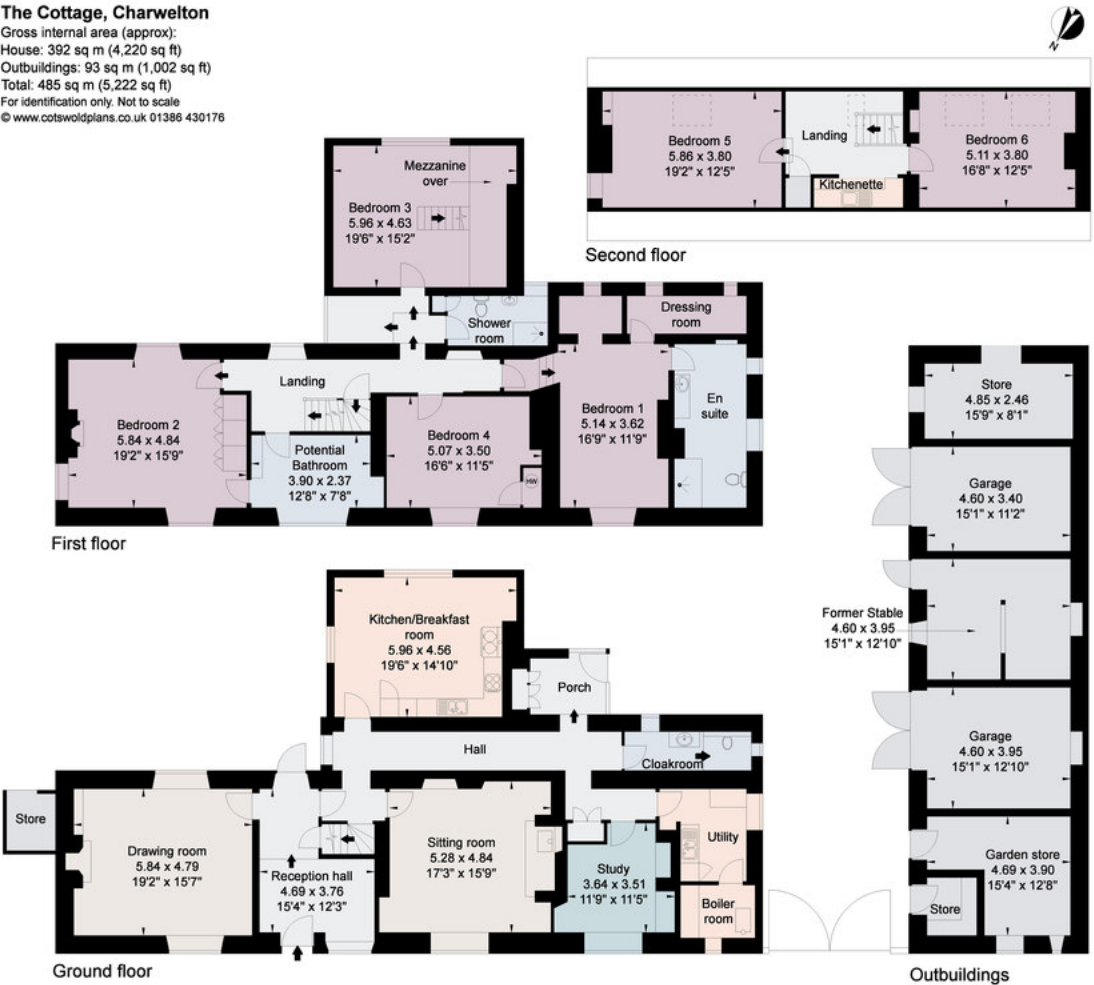


The Cottage, Charwelton, Northamptonshire
Gross internal area (approx) 4220 sq.ft.
Outbuildings 1002 sq.ft.
Total 5222 sq.ft

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The Cottage, Charwelton
Gross internal area (approx):
House: 392 sq m (4,220 sq ft)
Outbuildings: 93 sq m (1,002 sq ft)
Total: 485 sq m (5,222 sq ft)
For identification only. Not to scale
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