



## Characterful Grade II listed cottage

**3 Culworth Road, Chipping Warden, Oxfordshire**

Guide £425,000





Pretty Grade II listed cottage • Desirable location in quiet village • A wealth of period features throughout • Delightful courtyard garden • No onward chain • Good communication links

#### Local information

Chipping Warden is a rural village situated north-east of Banbury on the border of north Oxfordshire and south Northamptonshire.

The village comprises a cross section of modern and traditional period stone built houses and cottages situated in the village centre. The village has a local primary school and nursery, two public houses, church and village hall, playground and playing fields. More amenities can be found in the local village of Byfield approximately 3 miles away, with a Co-op, farm shop, public house, petrol station, and medical centre.

For more extensive needs, the towns of Banbury (7 miles), Daventry (11 miles) Brackley (15 miles) Leamington Spa (18 miles) and Milton Keynes (29 miles) are more than accessible.

Independent schools in the area include prep:- Winchester House, (Brackley), Beachborough, (Westbury), The Carrdus, (Overthorpe); Public schools are Bloxham and Tudor Hall, (Bloxham), Stowe and Rugby.

Transport connections are excellent with Junction 11 of the M40 Motorway about 6 miles for the south, and the M1 Motorway approximately 13 miles for the north. Mainline train services from Banbury to London (Marylebone from 60 minutes) and to the north. Birmingham Airport is about 35 miles away.

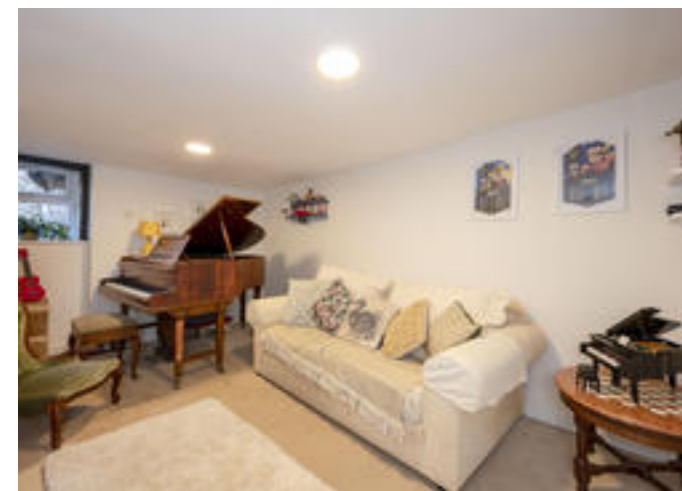
Sporting activities in the area include indoor sports and swimming pool complex's in Banbury; golf at Cherwell Edge (Chacombe), Hellidon and Tadmarton Heath; horse-racing at Stratford upon Avon and Warwick; and motor-racing at Silverstone.

#### About this property

Dating back to the origins of 16th century and situated in a quiet and pretty lane in the heart of this Conservation village, lies 3 Culworth Road. (Also known to the vendor as Jasmine Cottage.) The property is Grade II listed and partly built of Horton stone under a slate roof and has been family home to the current owners for the past 13 years.

Improvements have been carried out sympathetically over the years and as a result, there is still a wealth of period features remaining, with a hint of a modern twist.

Upon entering the property, the flagstone hallway leads to a variety of traditional wooden doorways. To the front of the property there is access to a cosy sitting room with a feature working fireplace. The kitchen is a charming hub of the home, with original beams, impressive inglenook and Rayburn and inbuilt appliances. It is fitted with modern wall and base units, and work surfaces providing plenty of storage, and space for a dining table. There are two further reception rooms to the rear of the property, one being used as a study and the other a playroom





at present. Both are spacious and useful to have as extra on the ground floor, with potential for alternative purposes.

Hidden stairs from the kitchen ascend to a split level landing giving access to four bedrooms. The principal bedroom is a generous size with a delightful cottage window providing lots of light and a lovely view of the green to the front of the house. There are three further bedrooms, all spacious and providing light throughout. Bedroom two even has its own working fire place and bedroom three has built in storage. There is also a family bathroom with bath and overhead shower.

Externally, there is a pleasant, low maintenance courtyard garden with brick wall boundary providing great privacy and lots of potential. There is room for outside seating and entertaining, perfect for summer alfresco dining and basking in a real sun trap. There is also a generous storage shed, great for utilising extra outside space.

**DIRECTIONS (OX17 1LB)**  
From Banbury take the A361 north towards Daventry passing through the village of Wardington and onto Chipping Warden. Turn right off the bypass and onto Banbury Road. Once in the village, turn right on to Culworth Road. Jessamine Cottage can be found on your left, directly in front of the green.

**SERVICES**  
Mains water, gas, electricity and drainage are connected to the property. BT connection subject to the usual transfers.

**COUNCIL TAX BAND:** D  
**LOCAL AUTHORITIES:** West Northamptonshire District Council 01327 322322

**TENURE:** FREEHOLD

### **Viewing**

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



3 Culworth Road, Chipping Warden, Oxfordshire  
Gross internal area (approx) 1465 sq.ft  
Total 1465 sq.ft

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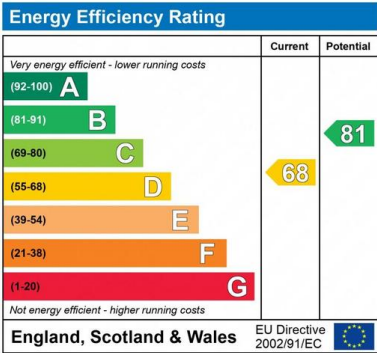
savills.co.uk

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Main House Approx. Gross Internal Area:- 136.07 sq.m. 1465 sq.ft.



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Denotes restricted head height  
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