

TUDOR COTTAGE

3 & 4 RED LION STREET, CROPREDY, OXFORDSHIRE, OX17 1PB



savills

TUDOR COTTAGE

3 & 4 RED LION STREET
CROPREDY, OXFORDSHIRE
OX17 1PB

Approximate distances and times: Banbury 4.5 miles
(London Marylebone approx. 56 minutes),
M40 (J11) 4 miles, Warwick 23.3 miles, Oxford 31.7 miles

Charming period property in village location

Kitchen / breakfast room, drawing room, dining hall,
sitting room, study, utility with workroom / storage area,
shower room

First floor with four double bedrooms, shower room
and bathroom. One further bedroom on second floor
and attic storage

Traditional brick outbuilding. Off road parking.

Substantial enclosed landscaped garden.

YOUR ATTENTION IS DRAWN TO THE IMPORTANT
NOTICE ON THE LAST PAGE OF THE TEXT





SITUATION

- Cropredy is a popular, thriving North Oxfordshire village located on the Oxford Canal in the Cherwell Valley. Set in rolling open countryside, the village is made up of principally ironstone houses and cottages.
- Village amenities include a post office, doctors' surgery and dispensary, village store, two public houses, café, actively used village hall and Cropredy C of E Primary school. The market town of Banbury (approximately 4.5 miles) provides for more specialist requirements.
- Local primary schools include Cropredy and Chacombe and comprehensive schools include Chenderit, North Oxfordshire Academy and The Warriner School, Bloxham. Independent prep schools can be found at Carrdus (Overthorpe), St John's Priory (Banbury), Winchester House (Brackley), Beachborough (Westbury), Warwick and Arnold Lodge (Leamington). Senior public schools at Warwick (Boys) and Kings High (Girls), Bloxham School, Tudor Hall (Girls).
- Excellent connection to the M40 motorway at junction 11, approximately 4 miles away. Mainline train services from Banbury to London (Marylebone from 56 minutes). Birmingham International airport is approximately 42.8 miles away.
- Sporting activities in the area include a sports and social club, including cricket, football and tennis courts; an indoor sports and swimming pool complex in Banbury; golf at Cherwell Edge (Chacombe) and Tadmarton Heath; horse racing at Warwick; and motor racing at Silverstone. Soho Farmhouse is approximately 16.8 miles away.
- Excellent country walks and Oxfordshire canal network on the doorstep.





DESCRIPTION

- An attractive, Grade II listed thatched house in a central village location with exceptional garden. Formally two cottages of ironstone and brick construction, the property now provides a family home with flexible accommodation.
- This charming property comprises well-proportioned reception rooms with features including exposed stone walls, beams and an inglenook fireplace.
- The dining hall provides room for entertaining as well as access to the other reception rooms and garden. The dual aspect drawing room has a door to the garden, stone fireplace and exposed stone walls and stairs to the first floor.
- The sitting room benefits from an inglenook fireplace and leads into the large kitchen / breakfast room. This has fitted base and wall units with granite work surfaces, ceramic sink, in-built microwave, door into the garden and space for a table. There is also a traditional bread oven in the corner.
- The utility room leads from the kitchen and benefits from fitted base units, in built cupboards, in built white goods, a door to the garden, a feature window onto the garden with external period stable door. There is ladder access into a storage area / workroom, which sits above the utility room. There is also a study and shower room on the ground floor, enhancing the flexibility of the property.
- The first floor, which can be accessed via two separate staircases provides four double bedrooms with exposed beams, a shower room and a family bathroom.
- The second floor provides a fifth bedroom leading to an attic storage area, which could potentially be converted into an en suite bathroom, subject to the relevant consents. There is also additional attic storage that could potentially be converted, subject to relevant consents.
- The extensive landscaped garden provides the rare opportunity of a substantial enclosed garden in a central village setting. It comprises a courtyard garden, large lawn, flower beds (including an impressive rose bed), pergola, greenhouse, fruit trees and substantial vegetable garden.
- A traditional brick outbuilding currently providing two stores, with potential for alternative uses including home office, subject to relevant consents. There is also off road parking for two cars.



KEY FEATURES

Attractive Grade II listed property; substantial, landscaped garden; flexible accommodation; potential for further improvement, subject to relevant consents; central village location with excellent communication links, including access to both London and Birmingham from Banbury train station, approximately 4.5 miles away.

DIRECTIONS (OX17 1PB)

From Banbury head north on the A423, Southam Road. After approximately 3 miles, turn right towards the village of Great Bourton. Continue through Great Bourton and continue into Cropredy. Once in Cropredy, bear left at the first green continue along Station Road. Then take the first right hand turn onto High Street and when you reach the Methodist Church turn right onto Chapel Lane. Continue along Chapel Lane and bear right onto Red Lion Street. The road bends to the left and the Property can be found on the left, opposite The Church of St Mary the Virgin.

ACCOMMODATION

See floor plans below.

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

AGENTS NOTE

Restrictive covenant preventing the development of a separate dwelling in the garden. Access to the rear of the garden and parking area is via a right of way over an unadopted road. For further details contact Vendors' agent.

TENURE: FREEHOLD

DISTRICT COUNCIL:

Cherwell District Council - Tel: 01295 252535

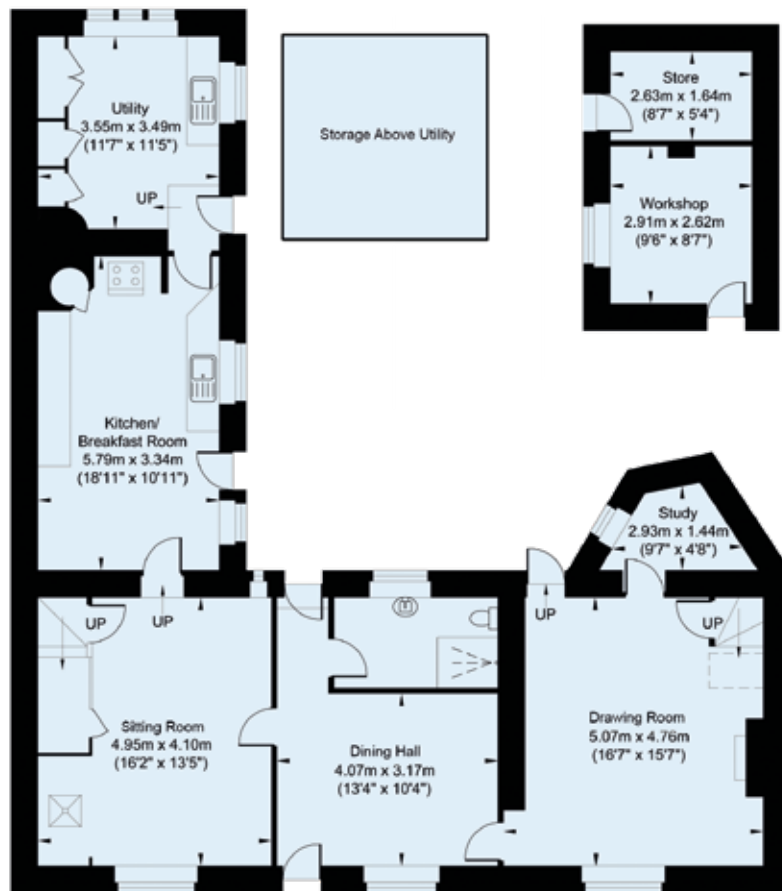
COUNCIL TAX BAND: G

VIEWINGS

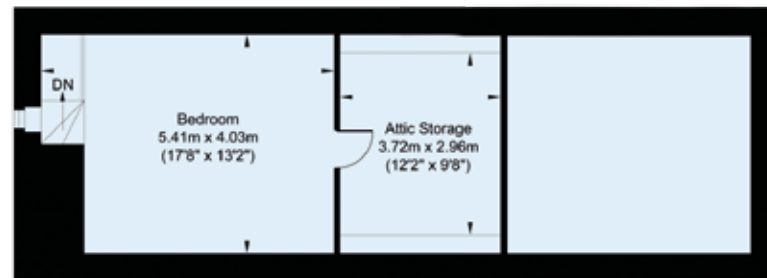
By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

FIXTURES AND FITTINGS

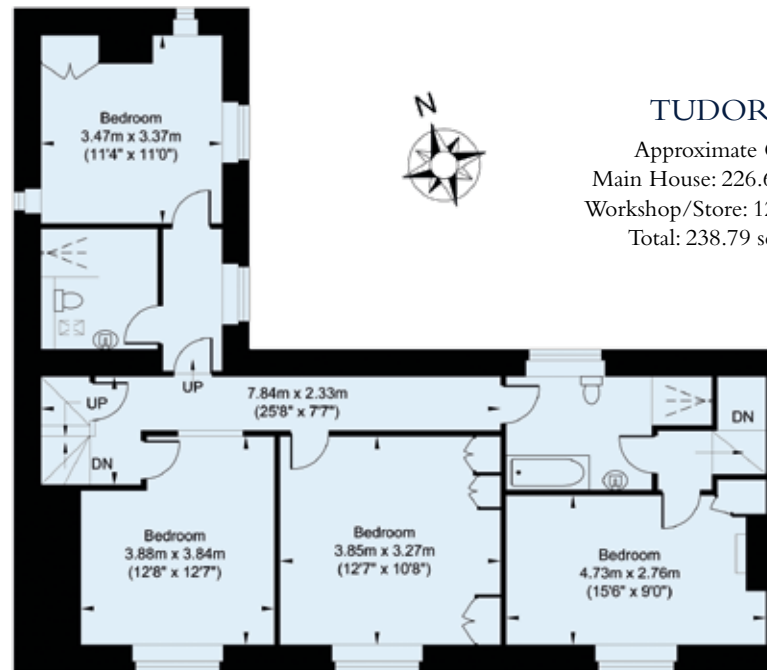
Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. curtains, light fittings and garden statuary are expressly excluded. Certain such items may be available by separate negotiation.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



TUDOR COTTAGE

Approximate Gross Internal Area:

Main House: 226.61 sq.m. / 2439.21 sq.ft.

Workshop/Store: 12.18 sq.m. / 131.10 sq.ft.

Total: 238.79 sq.m. / 2570.31 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. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Details prepared and Photographs taken: August 2019. CS 26/09/19 Kingfisher Print and Design Ltd. 01803 867087.

SAVILLS BANBURY

36 South Bar,
Banbury,
Oxfordshire, OX16 9AE
01295 228 010
banbury@savills.com

