



Warmingtton

## Warmington

An Unusual and Exciting Opportunity to Purchase a Three Bedroom Home with an Enclosed Private Garden Within the Beautiful Village of Warmington.

Warmington is an attractive Conservation village in the Cotswold Area of Natural Beauty, Situated Close to Banbury, which Offers Easy Access to the M40 (J11) Motorway and Main Line Railway Services to Marylebone. The Village Lays within 30 Minutes Drive of Stratford-Upon-Avon, Warwick and Leamington Spa, with Two National Trust Properties Nearby. This popular village has an abundance of stone and thatch cottages nestling below the church and Edge Hill Escarpment and The Old Post Office is Set Centrally on the Iconic Village Green with its Duck Pond and Boasts just a Short Walk to a Village Pub, The Plough. The Falcon Restaurant and Local Farm Shop are Nearby too. Local Schools Run Buses from the Village with Princethorpe, Warwick and Stratford Grammar in the Area.





An Unusual and Exciting Opportunity to Purchase a Three Bedroom Home in Enclosed Private Rear Gardens Within the Beautiful Village of Warmington.

This Is an Ideal First Time Purchase or Investment Purchase/Air BnB.

The Property Comprises Briefly of a Shared Access Through to an Orangery Room Which Accesses the Main Property and Garden.

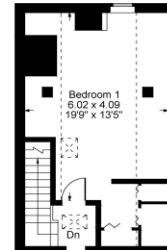
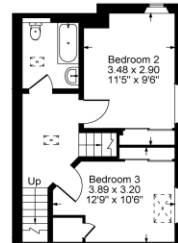
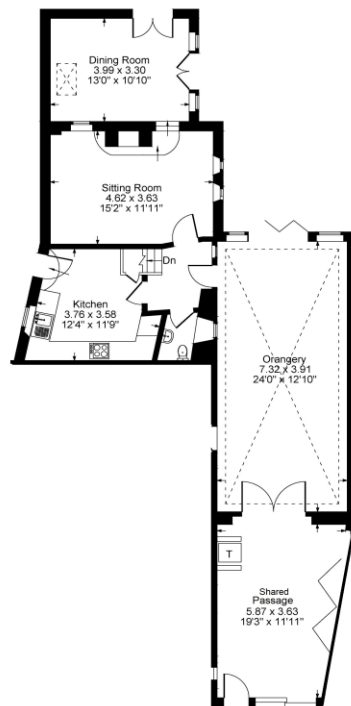
There Is an Entrance Hall, Cloakroom, Sitting Room, Dining Room, and Kitchen. Three Bedrooms to The First and Second Floor and Family Bathroom.

Outside Is a Private and Enclosed Garden with a Secluded Area for Outside Entertaining.

Parking Is Provided by Means of On Street Parking Opposite the Village Green and Duck Pond.



Guide Price: £400,000



**Local Authority:**  
Stratford On Avon

**Council Tax Band: A**  
(Subject to change after completion)

**Tenure**  
Freehold

**Distances**  
Banbury c. 5 miles  
Oxford c. 35 miles  
Birmingham c. 45 miles  
London c. 82 miles  
M40 Junct 11 c. 6 miles  
London via Banbury, c 1 hour

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