



Warmington

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A Beautiful Family Home Dating back to the 1600's, Adjacent to the Village Green and Duck Pond.

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 Attractive Stone Built Cottage Expressing a Wealth of Charm and Character and Enjoying the Aspect of Overlooking the Village Green and Pond.

The Accommodation Is Extremely Deceptive and Comprises, Entrance Hall, Sitting Room, Dining Room, Garden Room, Kitchen and Utility Room.

On The First Floor Is a Master Bedroom with Ensuite Shower Room, Two Further Bedrooms, Bathroom and Separate Toilet, Office and Storage Room.

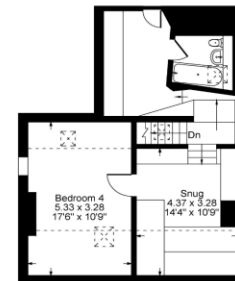
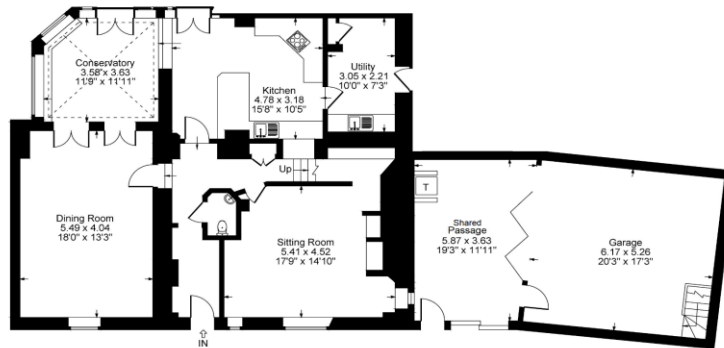
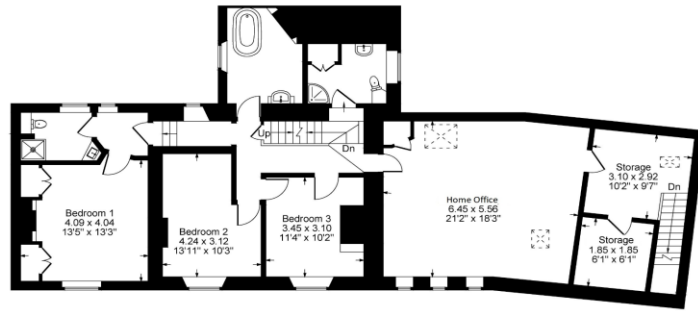
On The Second Floor Is a Further Bedroom, Snug and Bathroom.

Outside There Is a Private Garden with Outside Seating Area and Double Garage.

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



Guide Price: £550,000



Local Authority:
Stratford On Avon

Council Tax Band: G
(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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