



Warmington



## Warmington

A Well-Proportioned Stone Cottage Which Has Been Thoughtfully Updated Providing Generous Accommodation.

Warmington is an attractive and picturesque village located within an area of outstanding natural beauty within the Cotswolds. It is situated close to Banbury which offers easy access to the M40 (Junction 11) motorway and main line railway services to Marylebone. The property is also located within 30 minutes drive of Stratford-Upon-Avon, Warwick and Leamington Spa.

This popular village has an abundance of stone and thatched cottages nestling below the Church and Edge Hill escarpment.

Court Close is located a short walk from the local Plough Public House and the village green and duck pond. The Falcon restaurant and local farm shop are nearby. Local schools run transport from the Village of Princethorpe, Warwick and Stratford Grammar in the area.





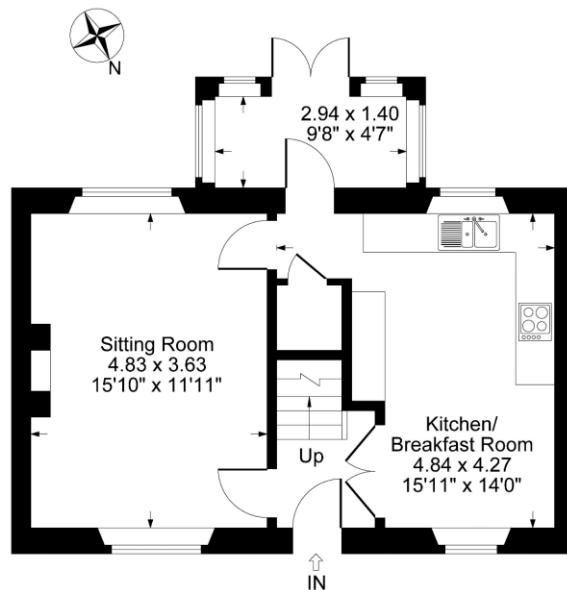
## The Property Briefly Comprises of:

- Entrance Hall
- Sitting Room with Log Burner
- Kitchen / Dining Room
- Rear Hall / Study
- Three Bedrooms
- Family Bathroom
- South Facing Rear Garden
- Patio Area
- Front Garden
- Cottage
- Village Location

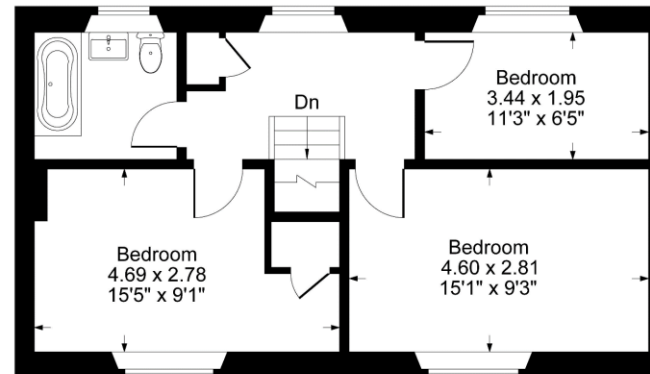
Guide Price: £350,000







Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 44.17 sq m / 475 sq ft  
First Floor = 46.35 sq m / 499 sq ft  
Total Area = 90.52 sq m / 974 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

**Local Authority**  
Stratford-On-Avon

**Council Tax Band: C**  
(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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