



Wroxton,
Oxfordshire,

Wroxton, Oxfordshire

An Individual Stone and Thatch Residence with Separate Detached Thatched Barn and Detached Stables Block Set in Just Under half an Acre of Gardens with an Adjoining Paddock Approaching 1.75 which is rented for £300 Per Annum.

Wroxton is a picturesque village situated in Oxfordshire, known for its historical buildings, such as Wroxton Abbey, which dates back to the 17th century. It's a charming village with typical English countryside features, including old stone houses, a village green, and a peaceful atmosphere. Wroxton has a rich history and is a popular spot for tourists exploring the Cotswolds region.

The village itself consists of charming cottages, a parish church (St. Mary's Church), and a few local amenities. The surrounding countryside provides a tranquil setting with rolling hills and picturesque landscapes, attracting visitors interested in exploring the rural beauty of the English countryside. Wroxton has a rich history and is known for its connections to various historical figures and families throughout the centuries. It remains a quiet and idyllic village, offering a glimpse into England's past and providing a peaceful retreat for residents and visitors alike.



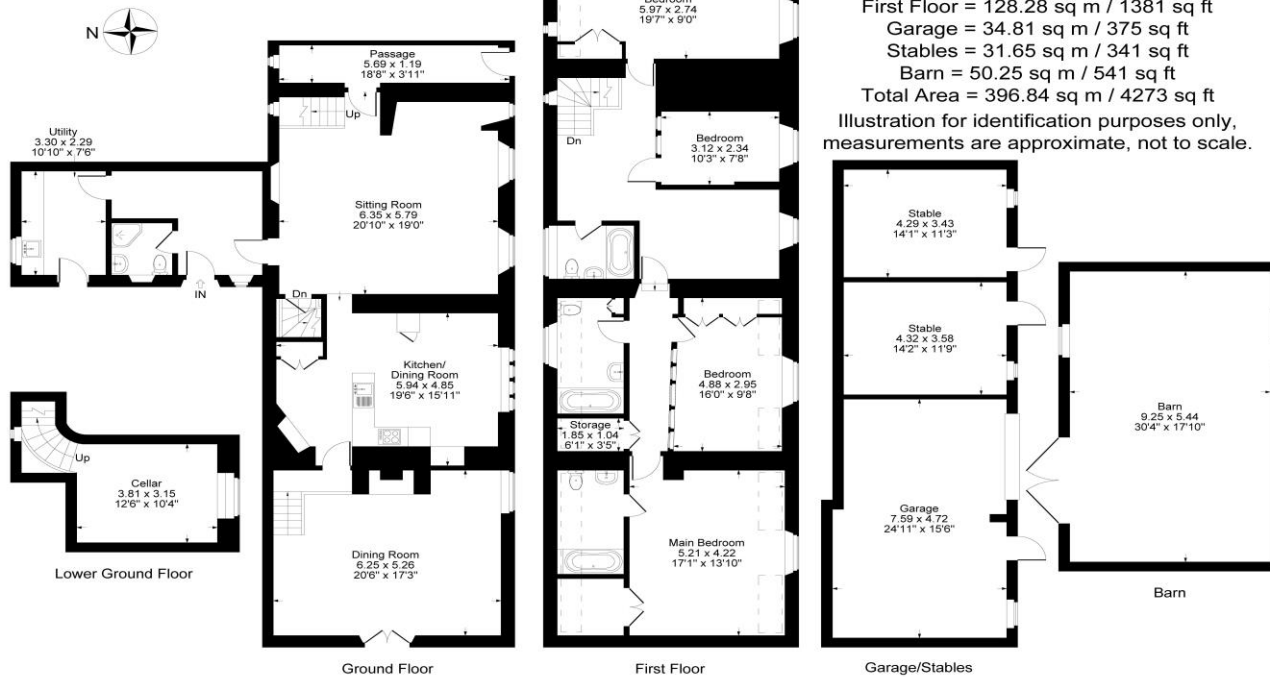


The Property Briefly Comprises of:

- Grade II Listed
- Private Driveway with Parking
- Four Bedrooms
- Two Reception Rooms
- Dressing Room
- Master Bedroom with En-Suite
- 0.4 Acres
- Detached Stone Barn
- Garage
- Oil Central Heating



Guide Price: £1,100,000



Local Authority
 Cherwell District Council

Council Tax Band: G
 (Subject to change after completion)

Tenure
 Freehold

Distances
 Banbury c. 5 miles
 Stratford Upon Avon c. 15 miles
 Gaydon M40 J12 c. 14 miles
 Chipping Norton c. 16 miles
 Leamington Spa c. 18 miles
 Oxford c. 28 miles
 Birmingham c. 42 miles
 London c. 83 miles

Mark David
 ESTATE AGENTS
 Sales • Lettings • Management

Market House, Market Place, Deddington, Oxfordshire
 OX15 0SB
 Tel: 01869 338898
 Email: deddington@mark-david.co.uk
www.mark-david.co.uk

Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement 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. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

