

Gladstone Cottage

South Newington



Mark David

ESTATE AGENTS



GLADSTONE COTTAGE

SOUTH NEWINGTON, BANBURY,
OXFORDSHIRE, OX15 4JE

Exceptional Detached Family Home in Highly Desirable Location.

Located in the highly desirable village of South Newington, this beautifully presented detached family house offers extensive accommodation overlooking mature gardens leading down to the River Swere. The house, in part dates to 1680s -1720s and is host to both traditional features and modern styling, including exposed beams and flagstone floors as well as contemporary bathrooms, and kitchen.

The accommodation includes a considerable kitchen open to dining area with bi fold doors leading to the patio, living room, snug, office, utility room, four sizeable bedrooms, three en suite bath/shower rooms, further bathroom, extensive gardens, off street parking and garage. The property is equipped with ample storage throughout and provides flexible living accommodation for multi-generational living.

This wonderful home benefits from an air source heat pump and has approximately 80% under floor heating.

In all about 2546 sq.ft./ 236.6 sq.m.

Guide Price: £800,000





ACCOMMODATION

GROUND FLOOR

- ENTRANCE LOBBY
- HALLWAY
- SNUG/SITTING ROOM WITH INGLENOOK FIREPLACE
- OFFICE / BEDROOM FIVE
- BATHROOM WITH BATH & SHOWER
- UTILITY ROOM
- LARGE KITCHEN OPEN PLAN TO DINING ROOM
- LIVING ROOM

FIRST FLOOR

- MASTER BEDROOM WITH EN SUITE BATHROOM (INC SHOWER)
- THREE FURTHER DOUBLE BEDROOMS
- TWO FURTHER BATH/SHOWER ROOMS

OUTSIDE

THE COTTAGE HAS BEAUTIFUL GARDENS WITH LAWN STRETCHING DOWN TO THE RIVER SWERE, TWO PATIO AREAS, MATURE BEDS AND BORDERS, GREENHOUSE AND AMPLE PARKING.



SITUATION & AMENITIES

South Newington is a popular Conservation Area village situated between the market towns of Chipping Norton and Banbury in undulating Oxfordshire countryside, close to the north Cotswolds. Facilities within the village include a parish church, fine-dining pub, children's play area and well-utilised village hall. Further local facilities can be found at Bloxham, just 2 miles away and offers a wide range of amenities including shops, three public houses, a parish church, post office, doctors' and dentists' surgeries.

There are both primary and secondary schooling with 6th form and the world renowned Bloxham (Boys and Girls) and Tudor Hall (Girls) boarding schools in the nearby village of Bloxham. Soho Farmhouse is approximately 5 miles away.

DISTANCES

Banbury c. 6 miles

Chipping Norton c. 7 miles

Oxford c. 23 miles

Birmingham c. 58 miles

London c. 78 miles

Banbury M40 Junction 11 c. 10 miles

Banbury to London Marylebone c. 1 hour

Banbury to London Paddington

c. 1 hour 20 minutes





FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

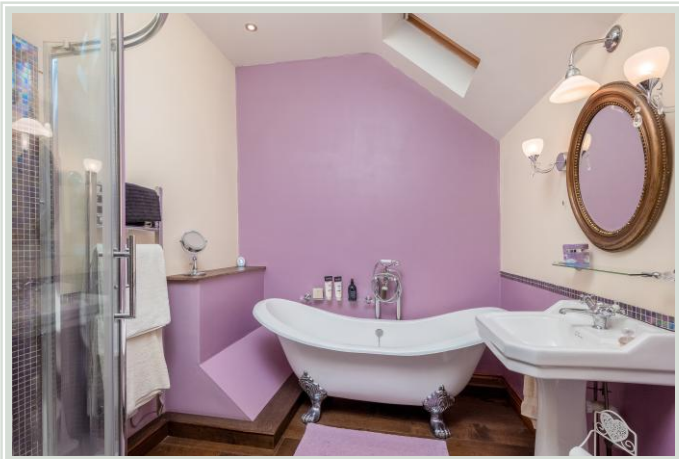
Freehold

LOCAL AUTHORITY

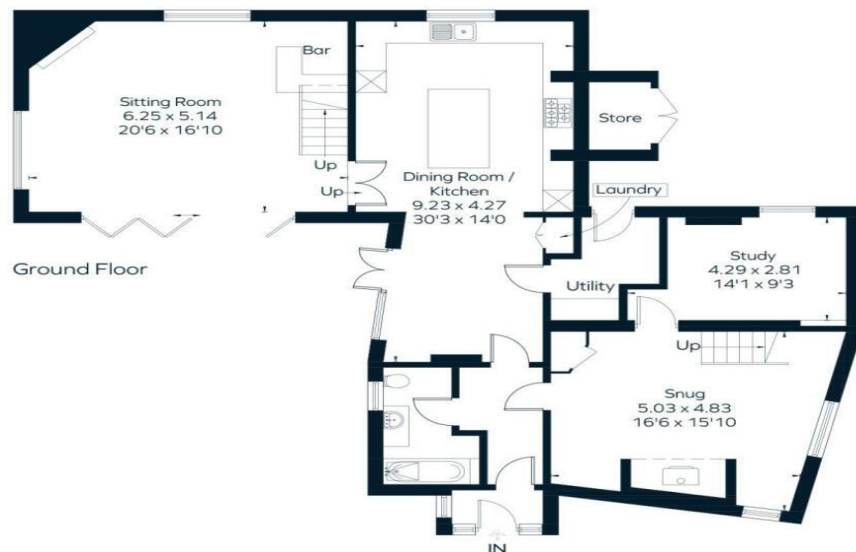
Text Cherwell District Council
Council Tax Band: F

VIEWINGS

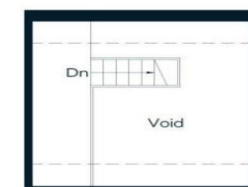
Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington
01869 338898



Approximate Floor Area = 212.8 sq m / 2290 sq ft (Excluding Void)
 Mezzanine = 5.1 sq m / 55 sq ft
 Garage / Store = 18.7 sq m / 201 sq ft
 Total = 236.6 sq m / 2546 sq ft



First Floor



Mezzanine



(Not Shown In Actual Location / Orientation)

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only.

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ESTATE AGENTS

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