Williamscot,
Banbury, Oxfordshire

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Located in the unspoilt village of Williamscot, Sadie's Cottage is a delightful period home built from traditional Hornton stone. Full of character and charm, the property is arranged over three floors.

The village's history is clear to see in the large number of remaining ironstone cottages and houses in the village. It is a lively, well served village with a good range of amenities including: Two Pubs, two Cafes, Shop, Post Office, Doctors Surgery and Dispensary, active Village Hall, Primary School, Church, and Chapel, and has a good array of sports clubs; Cricket, Football, Tennis, Canoe, and Judo.

Cropredy is some 4 miles north of Banbury, the nearest town, where a wide range of amenities can be found including supermarkets (M&S, Waitrose, Sainsburys, Tesco, Morrisons, Lidl and Aldi), shopping, restaurants, and cafes, ten pin bowling, sports centre, gyms, and cinemas. For commuters, Banbury has rail links to London, Oxford, Bicester, and Birmingham and is on J11 of the M40 motorway.

The Property Briefly Comprises of:

- Semi-Detached Horton Stone Residence

Ground Floor
- Sitting/Dining Room
- Kitchen

First Floor
- Bedroom
- Shower Room

Second Floor
- Bedroom with separate Storage/Dressing Area
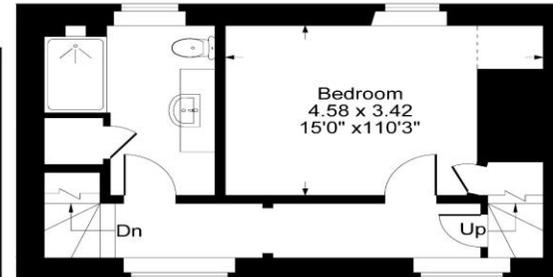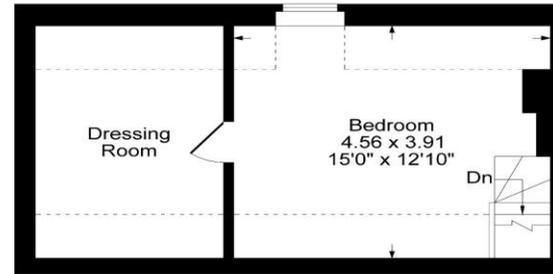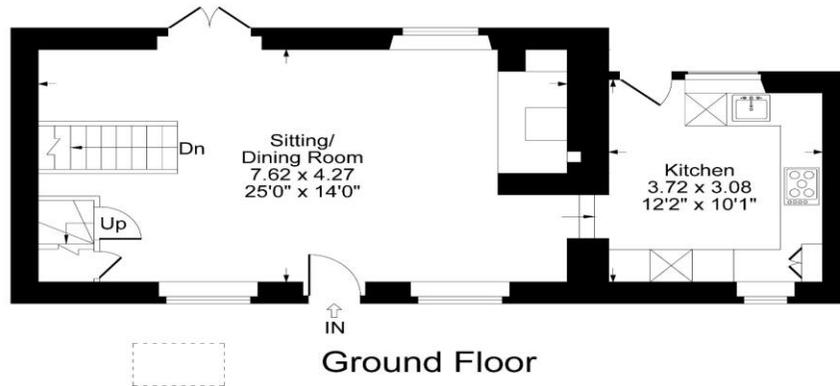
Outside
- Enclosed Rear Garden

Guide Price: £550,000

Approximate Gross Internal Area
Ground Floor = 45.70 sq m / 492 sq ft
First Floor = 30.82 sq m / 332 sq ft
Second Floor = 31.68 sq m / 341 sq ft
Total Area = 108.20 sq m / 1165 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

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Second Floor

Dressing Room

Bedroom
4.56 x 3.91
15'0" x 12'10"
Dn

Ground Floor

Sitting/
Dining Room
7.62 x 4.27
25'0" x 14'0"
Dn
Up
IN

Kitchen
3.72 x 3.08
12'2" x 10'1"

First Floor

Bedroom
4.58 x 3.42
15'0" x 110'3"
Dn
Up

Local Authority:
Cherwell District Council

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

Tenure: Freehold

Distances
Banbury c. 6 miles
Bicester c. 22 miles
Stratford Upon Avon c. 32 miles
Oxford c. 35 miles
Birmingham c. 46 miles
London c. 83 miles
M40 Access c. 6 miles
London via Bicester c. 43 minutes

Buyers Purchase Fee:
Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.