



Warmington,  
Banbury, Warwickshire

## Warmington, Banbury, Warwickshire.

A charming double-fronted three-bedroom cottage enjoying a south-facing garden and delightful views across the village, benefiting from no onward chain.

Warmington offers an appealing blend of rural charm and everyday convenience, making it highly attractive to prospective buyers seeking a peaceful yet connected lifestyle. Nestled in the beautiful Warwickshire countryside, the village is known for its picturesque stone cottages, strong sense of community, and scenic surroundings, including nearby walking routes and open farmland.

Despite its tranquil setting, Warmington benefits from excellent transport links, with easy access to the M40, placing Banbury and beyond within comfortable commuting distance. From Banbury, regular direct rail services to London take approximately an hour, making it a practical option for those commuting to the capital while enjoying village life.

The village also enjoys a well-regarded local pub, parish Church, and access to reputable schooling in the surrounding area, making it particularly desirable for families and professionals alike.



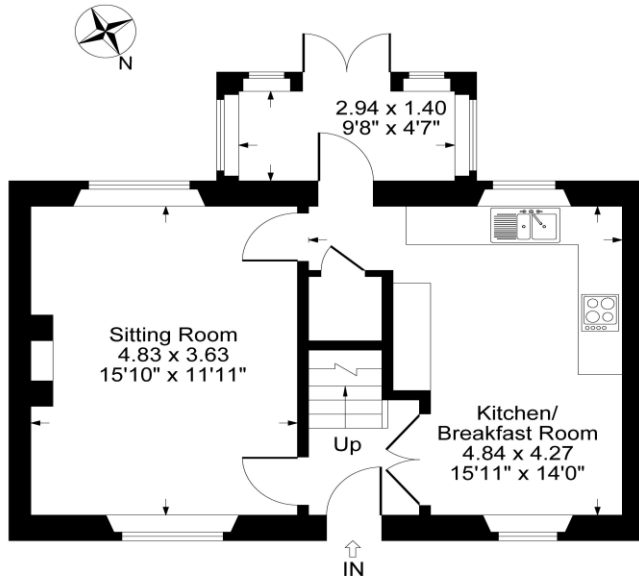


## The Property Briefly Comprises of:

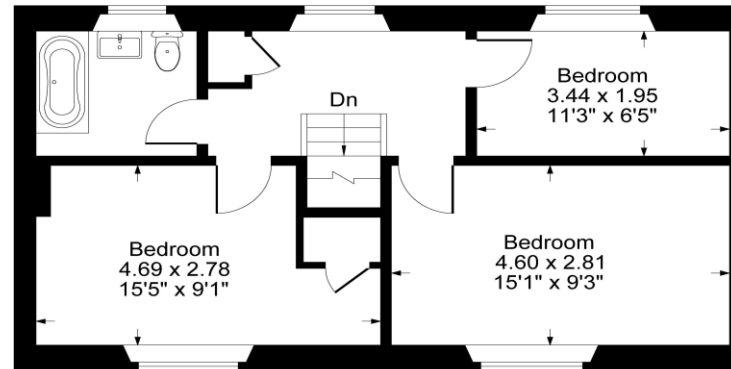
- Charming Mid Terrace Cottage
- Entrance Hall
- Dual Aspect Kitchen/Breakfast Room
- Dual Aspect Sitting Room
- Conservatory
- Two Double Bedrooms
- One Single Bedroom
- Modern Family Bathroom
- Front Garden
- South Facing Tiered Rear Garden
- No Onward Chain



Guide Price: £360,000



Ground Floor



First Floor

**Local Authority:** Stratford-upon-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

**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.

**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](http://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.