



Warmington,
Banbury, Warwickshire

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A quintessential cottage overlooking the village green and pond, thoughtfully and practically extended and remodelled by the present owner to combine traditional character with modern living at its heart.

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 Grade II Listed Stone Cottage
- Entrance Hall
- Cloakroom/Utility Room
- Living Room with Multi-Fuel Stove
- Kitchen/Dining Room
- Three Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Views Overlooking The Village Green
- Double Glazed Windows Replaced in 2023
- No Onward Chain



Guide Price: £575,000



The Green Warmington, Banbury, Oxfordshire
Approximate Gross Internal Area 113.99 sq.m / 1227 sq.ft

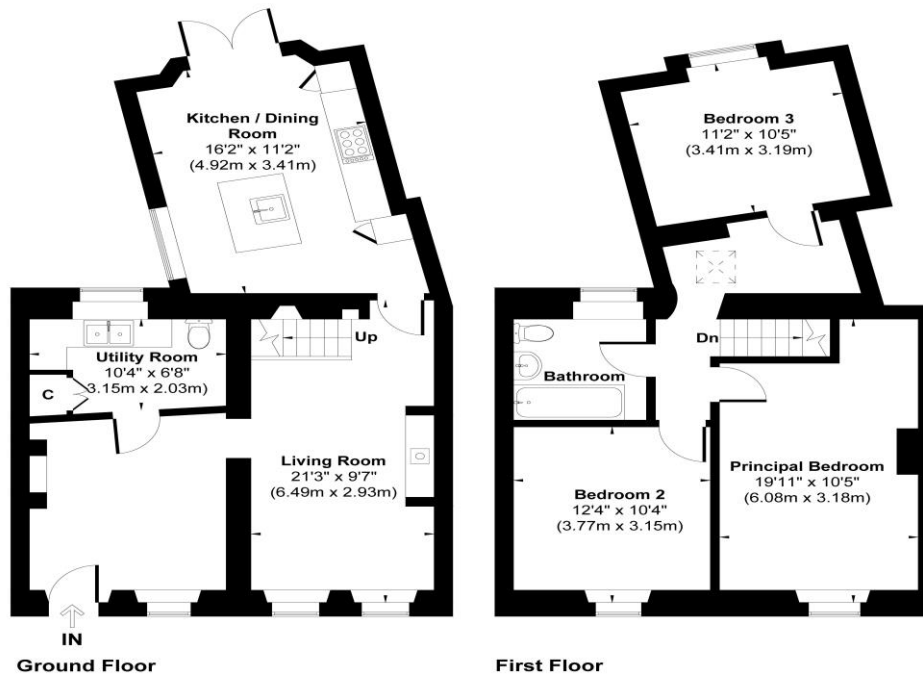


Illustration for identification purpose only. measurements approximate and not to scale.

Local Authority: Stratford-upon-Avon

Council Tax Band: TBC

(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.

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