



Warmington,
Banbury, Warwickshire

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A Horton ironstone-built cottage with lovely front-facing views over the quintessential village of Warmington. The property has been sympathetically extended to include a loft conversion, along with an additional ground-floor room and cloakroom.

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
- Kitchen/Dining Room
- Sitting Room
- Garden Room
- Cloakroom
- Five Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Outside Store
- Off Street Parking



Guide Price: £400,000



Local Authority: Stratford-upon-Avon

Council Tax Band: D

(Subject to change after completion)

Tenure: Freehold

Distances

Banbury c. 5 miles

Oxford c. 35 miles

Birmingham c. 45 miles

London c. 82 miles

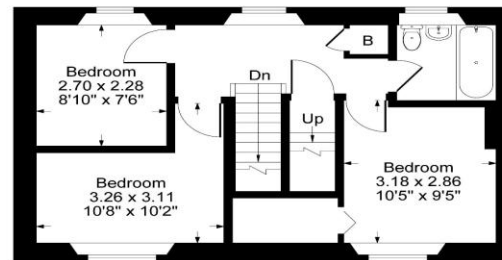
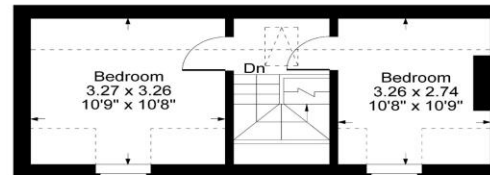
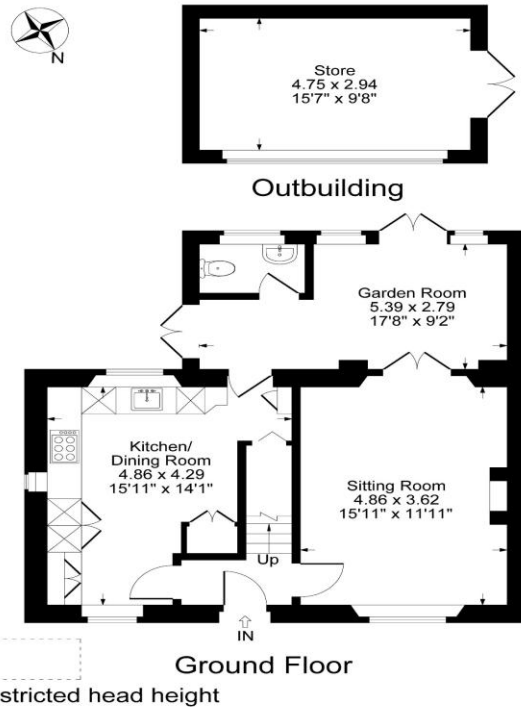
M40 Junction 11 c. 6 miles

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.

Approximate Gross Internal Area
 Ground Floor = 56.34 sq m / 606 sq ft
 First Floor = 39.15 sq m / 421 sq ft
 Second Floor = 26.26 sq m / 283 sq ft
 Outbuilding = 13.96 sq m / 150 sq ft
 Total Area = 135.71 sq m / 1460 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



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