



Williamscot,  
Banbury, Oxfordshire,

## Williamscot, Banbury, Oxfordshire.

A charming Grade II Listed detached cottage set within just under a quarter of an acre of mature gardens in the picturesque village of Williamscot, near Banbury. Offered with no onward chain, this delightful home blends period character with practical family living and enjoys the rare benefit of private off-street parking.

Retaining much of its original charm, the property features exposed timbers, stonework and a beautiful inglenook fireplace complete with a woodburning stove.

Arranged over three floors, the accommodation comprises a welcoming sitting/family room, dining room, kitchen and cloakroom on the ground floor. The first floor provides two bedrooms and a family bathroom, whilst the second floor is dedicated to a spacious principal bedroom with an en-suite shower room. Outside, the mature gardens offer generous lawned areas plenty of space for outdoor entertaining and an extra area of lawn to side, suitable for extending property subject to planning permission.

Williamscot is a small and attractive Oxfordshire village surrounded by beautiful countryside, whilst remaining conveniently placed for Cropredy, Banbury, Stratford-upon-Avon, Oxford and the M40, making it an ideal location for those seeking a balance between village living and connectivity.

Williamscot is located a short distance from Cropredy which has a good range of amenities including: Two pubs, two cafes, shop, post office, Doctors surgery, Primary School, Church, and has good array of sports clubs; Cricket, football, Tennis, Canoe and Judo.





The Property Briefly Comprises of:

- Grade II Listed Detached Cottage

**Ground Floor**

- Sitting/Family Room
- Cloakroom
- Dining Room
- Kitchen

**First Floor**

- Two Bedrooms
- Family Bathroom

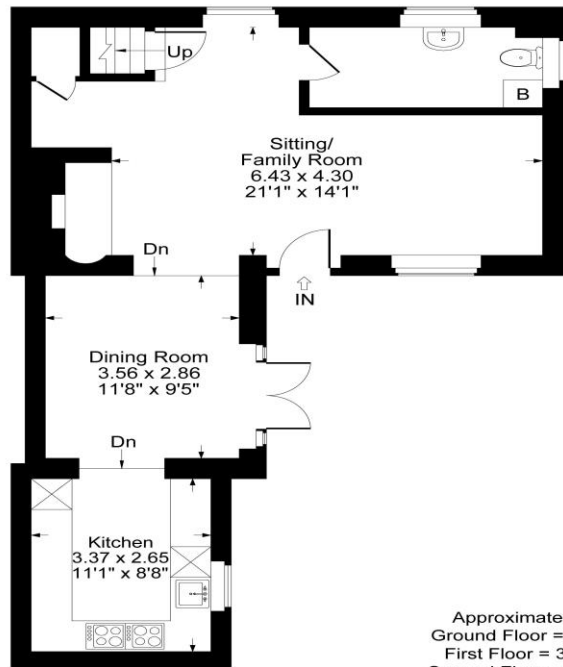
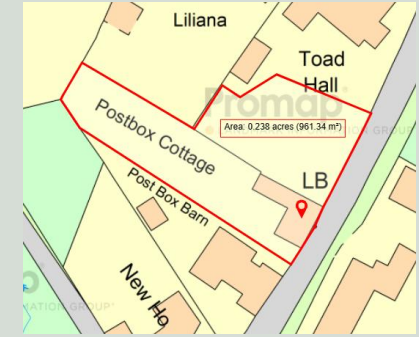
**Second Floor**

- Bedroom with En-Suite Shower Room

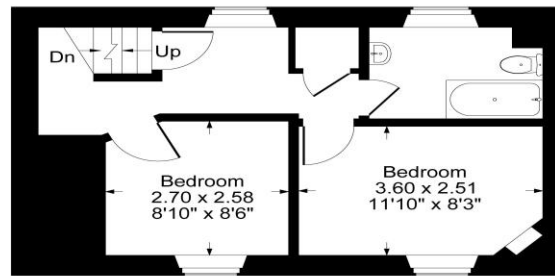
**Outside**

- Just under a 1/4 of an acre of gardens
- Driveway/Off-Street Parking
  
- No Onward Chain

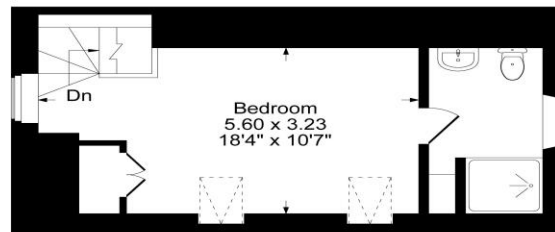
Guide Price: £795,000



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area  
 Ground Floor = 54.27 sq m / 584 sq ft  
 First Floor = 30.45 sq m / 328 sq ft  
 Second Floor = 24.17 sq m / 260 sq ft  
 Total Area = 108.89 sq m / 1172 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



**Local Authority:** Cherwell District

**Council Tax Band:** D

(Subject to change after completion)

**Tenure:** Freehold

**Distances**

- Banbury c. 4.6 miles
- Bicester c. 18 miles
- Stratford Upon Avon c. 28 miles
- Oxford c. 30 miles
- Birmingham c. 46 miles
- London c. 83 miles
- M40 Access c. 3 miles
- Banbury to London Marylebone 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)



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