



Upper Wardington,
North Oxfordshire

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A truly unique country house arranged over three floors, offering numerous possibilities for multi-generational families set in its wonderfully spacious grounds.

Upper Wardington, near Banbury in Oxfordshire, offers an attractive blend of rural charm and accessibility, making it highly desirable for buyers seeking a quintessential English village lifestyle. Designated as a conservation area, the village has retained its historic character and architectural appeal, with attractive period stone properties, a historic church and the impressive Manor House. Set within unspoilt rolling countryside, Upper Wardington provides a peaceful setting ideal for walking, cycling and outdoor pursuits, while still benefiting from excellent transport links to surrounding towns and cities.

As part of the wider Wardington parish, the village enjoys a strong sense of community and offers a range of local amenities including a traditional public house, village hall, garden centre with coffee shop, antiques centre and a children's play area, all of which enhance its appeal for families and visitors alike.

The nearby market town of Banbury provides extensive shopping, schooling and mainline rail services to London and Birmingham, while Oxford is also within an easy commuting distance by both road and rail, making Upper Wardington an attractive choice for professionals seeking a rural lifestyle without compromising on connectivity. Overall, Upper Wardington combines countryside tranquillity, heritage and excellent access to modern amenities, making it an appealing and well-balanced location for a wide range of buyers.



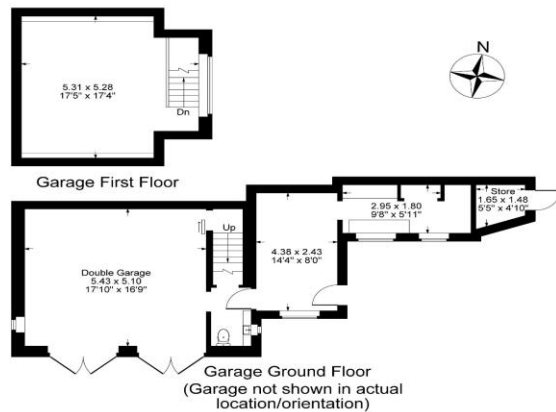


The Property Briefly Comprises of:

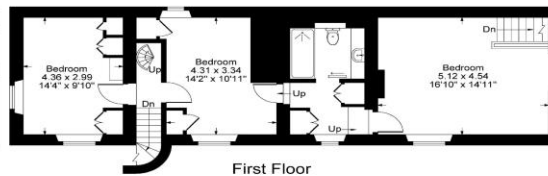
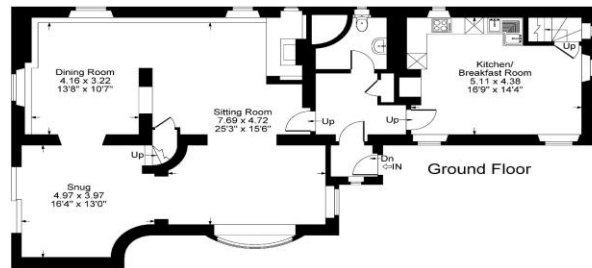
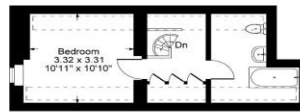
- Detached Cottage
- Entrance Porch & Hallway
- Cloakroom
- Kitchen/Breakfast Room
- Sitting Room
- Dining Room
- Snug
- Four Bedrooms
- Family Shower Room
- Family Bathroom
- Own Driveway with Ample Parking
- Double Garage with Cloakroom & Workspace
- Enclosed Gardens
- Countryside Views
- Approximately 0.44 Acres.



Guide Price: £900,000



Approximate Gross Internal Area
 Ground Floor = 110.20 sq m / 1186 sq ft
 First Floor = 69.10 sq m / 744 sq ft
 Second Floor = 25.15 sq m / 271 sq ft
 Garage Ground Floor = 54.33 sq m / 585 sq ft
 Garage First Floor = 25.62 sq m / 276 sq ft
 Total Area = 284.40 sq m / 3062 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Denotes restricted head height

Local Authority: Cherwell

Council Tax Band: F

(Subject to change after completion)

Tenure: Freehold

Distances

Banbury c. 5 miles

Oxford c. 35 miles

M40 Junct 11 c. 4 miles

Banbury to London Marylebone from 54 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.

Mark David

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