

A two-story stone house with a grey tiled roof and three chimneys. The house features a central green door and several white-framed windows. The stone is a mix of light and dark brown. To the left is another similar stone house. To the right is a large green bush. The sky is blue with some clouds.

Warmington

Warwickshire

Mark David

ESTATE AGENTS



WARMINGTON

BANBURY, WARWICKSHIRE

An impressive Grade II listed country residence thoughtfully arranged and sympathetically maintained by the current custodians. Constructed in local Horton ironstone offering flexible living accommodation, whilst keeping character and charm. Impressive and mature garden delivering country views as well as a detached double garage with off street parking.

Ground Floor Accommodation

Dining Room, Kitchen/Breakfast Room,
Utility Room, Cloakroom

First Floor Accommodation

Spacious Hall, Sitting Room, Study/Bedroom

Second Floor Accommodation

Master Bedroom with En-Suite, Two Further
Bedrooms, Family Bathroom

Brief Outside Space

Enclosed Garden, Detached Double Garage,
Off-Street Parking

Main Accommodation 1982 sq.ft./ 185 sq.m.
Garage 314 sq.ft./ 29 sq.m.

Guide Price: £775,000





ACCOMMODATION

Ground Floor Accommodation

Opening from the road onto the dining/kitchen room making an ideal entertaining space.

Utility Room

A handy room in any home leading to a further cloakroom/boot room.

First Floor

A spacious hall with door to the garden.

Sitting Room

A large sitting room with an open fireplace and further access to the south facing garden.

Bedroom/Study

A versatile room.

Second Floor

Comprising of a further three double bedrooms with a bathroom on the principal bedroom and a further shower room for convenience

Outside

A fully enclosed and delightfully designed garden with a range of entertaining areas and garden room, stretching all the way to the parking arrangements.

Parking

A double garage with ample off street parking.



SITUATION & AMENITIES

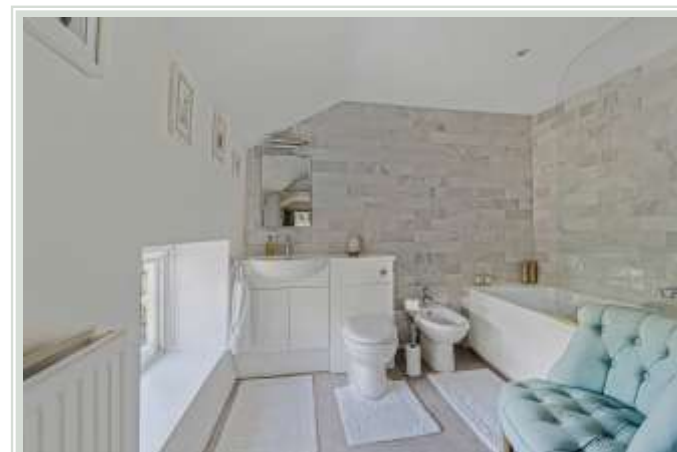
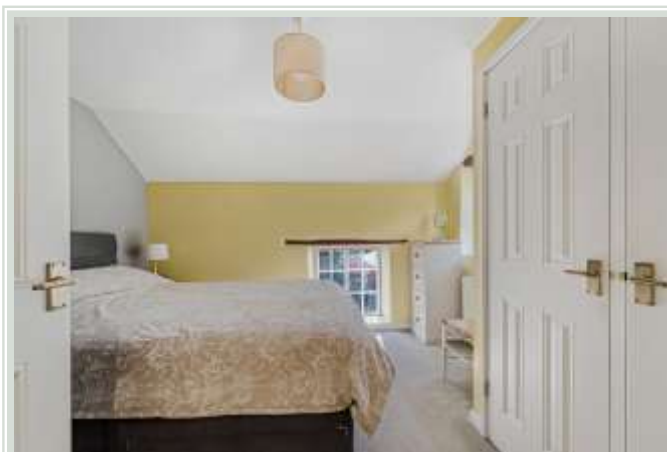
Warmington offers an appealing blend of rural charm and everyday convenience, making it highly attractive to prospective buyers seeking a peaceful yet connected lifestyle. Situated on the northern edge of the Cotswolds, in the beautiful Warwickshire countryside, the village is known for its picturesque 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.

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





SERVICES

The property has oil fired central heating throughout. Mains drainage, water and electricity are also connected to the property

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Stratford-upon-avon
Council Tax Band: E

VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington
01869 338898

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.

DISCLAIMER

Videoring, photography and recording is not permitted unless agreed by prior arrangement by the agent or vendor.



Approximate Gross Internal Area
Main House = 196.7 sq m / 2117 sq ft
Outbuilding = 12.9 sq m / 139 sq ft
Garage = 28.3 sq m / 305 sq ft
Total = 237.9 sq m / 2561 sq ft



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

Mark David
ESTATE AGENTS

Market House, Market Place, Deddington,
Oxfordshire OX15 0SB
Tel: 01869 338898
Email: deddington@mark-david.co.uk



Branches also at: Banbury, Chipping
Norton & London

www.mark-david.co.uk
www.mayfairoffice.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. M1206

