



School House, The Jetty, Wardington. OX17 1RU  
£399,950

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





*Character stone cottage within the heart of this unspoilt South Northants village.*

**Canopy porch | Living room with feature fireplace|Dining room| Kitchen / breakfast room|Three first floor bedrooms | Bathroom Gardens to front, side & rear aspects | Substantial shingle driveway providing off road parking for several vehicles | Oil fired heating**

Providing well proportioned accommodation throughout, an individual three bedroom semi-detached cottage believed to be built in the late 1800's, offering many character features and having no onward chain.

#### Ground Floor:

Ornate porch leading to front door, leading to;

**Living room:** Window to side aspect. Window seat. Feature cast iron fireplace with open hearth. Stairs raising off to first floor.

**Inner hallway:** Useful store cupboard. Door and two steps down to;

**Dining room:** Feature cast iron log burner. Windows to front and side aspects.

From hallway walkway through to;

**Kitchen / breakfast room:** Stainless steel inset sink unit and drainer. Range of modern wall and base units. Space for cooker. Free space and plumbing for washing machine. Space for fridge freezer. Tiled flooring. Windows to side and rear aspects. Door giving access to garden.

#### First Floor:

**Landing:** Window to rear aspect.

**Bedroom one:** Double bedroom with fitted wardrobes. Access to loft. Windows to front and side aspects.

**Bedroom two:** Dual aspect room with windows to front and side aspects. Fitted wardrobes. Cast iron fireplace.

**Bedroom three:** Single bedroom with window to rear aspect.

**Bathroom:** Comprising cast iron bath, pedestal handbasin, low level WC. Tiling to splashback areas. Tiled flooring. Window to side aspect. Extractor.

#### Outside:

**Rear garden:** Measuring approximately 30ft in length by 50ft. Predominantly laid to lawn. Patio area. Flowers shrubs and bushes. Hardstanding for shed. Outside power point. Oil tank. Further area of lawn to the side of the cottage.

**Front:** Flowers, shrubs, trees and bushes. Shingle and tarmac driveway giving off road parking for several vehicles. Drystone walling to side boundaries. Wooden gates to front.

**Location:** Wardington is an attractive South Northants village, made up of principally ironstone houses, picturesque cottages and perfect for country walks. The village accommodates a local public house, parish church, a newly refurbished village hall and a garden centre with cafe. The nearest shopping facilities can be located in nearby Cropredy and Middleton Cheney.

**Services:** With the exception of gas.

**Council Tax Banding:** D

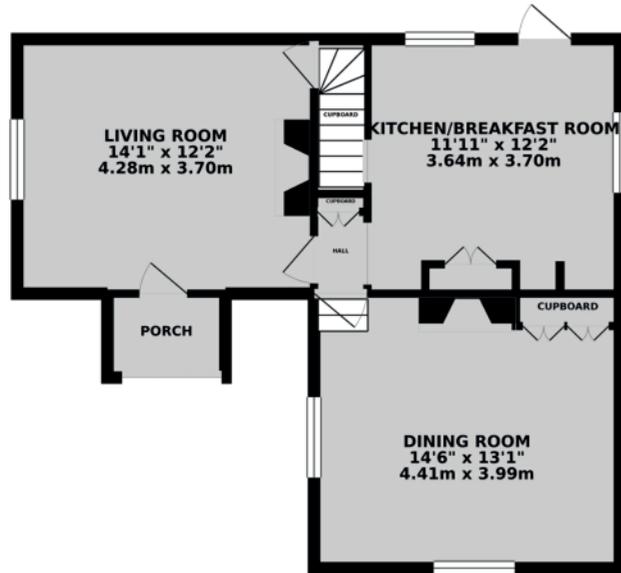
**Authority:** South Northants

**Directions:** From Banbury Cross proceed to the M40 motorway roundabout taking the 2nd exit onto the A361. After approximately 2 miles take the right turn signposted Wardington. School House can be found on the right hand side.

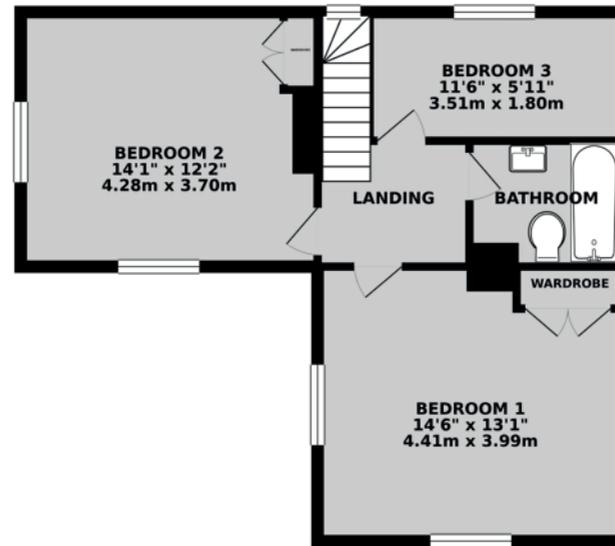




GROUND FLOOR 557.84 sq. ft.  
( 51.82 sq. m. )

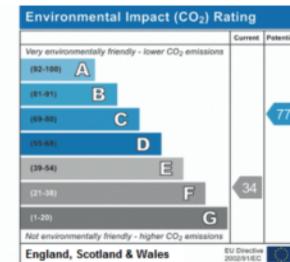
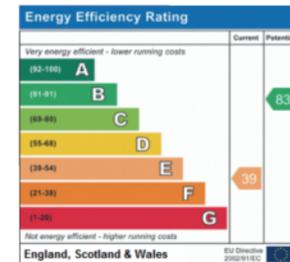


1ST FLOOR 535.49 sq. ft.  
( 49.75 sq. m. )



TOTAL FLOOR AREA : 1093.33 sq. ft. ( 101.57 sq. m. ) approx.

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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Viewing: Through appointment with Stanbra Powell

