



**HIGHCLERE, WINDERTON, BANBURY**

**SECCOMBES**

CHARTERED SURVEYORS

## HIGHCLERE WINDERTON, BANBURY, OXFORDSHIRE OX15 5JQ

Approximately 1 mile from Brailes, 5 miles from Shipston on Stour, 10 miles from Banbury, 16 miles from Stratford upon Avon, 22 miles from Warwick and 30 miles from Oxford.

### A CHARMING WELL PRESENTED PERIOD COTTAGE SITUATED ON THE EDGE OF THE VILLAGE WITH ATTRACTIVE LANDSCAPED GARDENS AND FAR REACHING VIEWS

Entrance hall, sitting room, dining kitchen, garden room, cellar, utility shower room, landing, two double bedrooms, bathroom, oiled fired heating, attractive landscaped gardens, single garage, off road parking space, garden store.

About 0.29 acres/0.12 ha

Viewing through Shipston on Stour office:  
**01608 663788**



**Winderton** is an attractive hamlet situated in an elevated position in the undulating South Warwickshire countryside close to the Oxfordshire border and within the Cotswold area of outstanding natural beauty. Although in Warwickshire the postal address for the village is Banbury, Oxfordshire. In the adjoining nearby villages of Upper and Lower Brailes there are a variety of shops and stores including a butcher, baker, general stores and Newsagents. In addition there are two public houses, and a garage. The nearby market town of Shipston on Stour has a more comprehensive range of facilities.

Junctions 11 and 14 of the M40 motorway are at Banbury and Warwick respectively. There is a main line station at Banbury including services south to London (Marylebone) in just under an hour.

**Highclere** is a charming period cottage situated on the edge of the village with outstanding far reaching views over the surrounding countryside. The cottage offers spacious, well-proportioned and well-presented accommodation. Features

within the property include a fine inglenook fire place in the sitting room incorporating a wood burning stove, exposed beams and timbers, window seat, oak fronted kitchen units with stone work surface over, together with stone mullion windows.

Outside and an important part of the property are attractive south and west facing landscaped gardens, together with the single garage with off road parking space in front. The property extends in all to about 0.29 acres/ 0.12 ha.

#### THE GROUND FLOOR

**Entrance hall** with part flagged stone floor part exposed stone walling, exposed ceiling timbers, stairs to first floor.

**Sitting room** about 14'10" (4.52m) x 11'8" (3.55m) with fine inglenook fireplace with exposed stone walling, wood burning stove with back boiler, bread oven, recess display alcove with built in cupboard, window seat, exposed beam and ceiling timbers.





**Dining/Kitchen** about 13'7" (4.14m) x 11'9" (3.58m) widening to 15'0" (4.57m) part tiled with one and a half bowl single drainage sink unit with fitted unit under, fitted oak-fronted base units with stone work surfaces over, fitted oak-fronted wall unit, exposed ceiling and timbers, Danesmoor 15/19 oil-fired boiler for central heating and hot water, stone mullion and leaded light window, walk in **pantry**. Stone steps down to

**Cellar** about 14'3" (4.34m) x 7'1" (2.15m). From the kitchen glazed door to single glazed

**Garden Room** about 11'0" (3.35m) x 7'4" (2.23m) single glazed with door to the garden

**Utility Shower Room** about 12'0" (3.65m) x 4'11" (1.49m) with part tiled shower cubical, wc, glazed china sink, plumbing for washing machine.

## THE FIRST FLOOR

**Landing** with shelved **airing cupboard** with lagged hot water cylinder, store cupboard.

**Bedroom 1** about 13'11" (4.24m) x 10'0" (3.04m) dual aspect with leaded light stone mullion window, far-reaching views.

**Bathroom** about 8'5" (2.56m) x 5'9" (1.75m) part tiled with bath with shower attachment, wc, wash hand basin.

**Bedroom 2** about 11'9" (3.58m) widening to 14'9" (4.96m) x 12'5" (3.78m) with access to roof space.

## GARDENS

The gardens are an important part of the property, and from which there are far-reaching views of the surrounding countryside. The gardens are well-stocked and principally south and west facing. Adjoining the cottage is a terrace, beyond which is a lawned area surrounded by well-stocked flower and shrub borders leading down to a dry stone wall. Beyond is a further garden area principally lawned with a number of fruit trees, together with **two garden timber sheds**.

## GARAGE AND CAR PARKING

Situated to the front of the property is a detached **single garage** about 15'9" (4.80m) x 8'0" (2.43m) with up and over door, power and light connected, with off road parking space in front. Situated behind is a **garden shed** about 7'5" (2.26m) x 4'10" (1.47m).

## GENERAL INFORMATION

**Tenure** The property is offered freehold with vacant possession.

**Council Tax** This is payable to Stratford upon Avon District Council. The property is listed in band E.

**Rights of Way** There are two pedestrian rights of way over the property to the adjoining property, Marguerite Cottage. In addition there is vehicular and pedestrian right of way over the drive way at the end of the garden to Marguerite Cottage and Hope House.

**Fixtures and Fittings** All items mentioned in these particulars

are included in the sale. All other items are expressly excluded.

**Services** Mains electricity and water are connected to the property. Shared private drainage to septic tank.

## Energy Performance Certificate

Current F (32) Potential C (78)

## Directions

From Shipston on Stour take B4035 for Brailes and Banbury. Proceed through Upper Brailes and into Lower Brailes. As one leaves Lower Brailes, take the last turning left signposted for Winderton. Proceed into the village and at the T-junction at the top of the hill turn left. Highclere is the last property on the right and a short distance from the church.

## IMPORTANT NOTICE

The attached particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. The photograph(s) show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements, or distances we have referred to are given as a guide only and are not precise.

MFF/S1701/F004/11/05.2017

