

Vale Cottage

Offers over £650,000
Hanwell. OX17

A handsome stone-built detached character home, beautifully positioned within the heart of this highly regarded village, offering generous accommodation, wonderful gardens and a rich local history as the former village bakery.

- Wonderful detached character home
- Total 2435 square feet
- Superb plot
- Beautiful mature gardens
- Workshop & summerhouse
- Off-street parking
- Potential for modernisation
- Popular village
- Tenure I Freehold
- EPC rating E I Council Tax F

THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES















A handsome stone-built detached character home, beautifully positioned within the heart of this highly regarded village, offering generous accommodation, wonderful gardens and a rich local history as the former village bakery.

Vale Cottage has been in the same family for many decades and now presents a rare opportunity to acquire a much-loved home of approximately 2,435 square feet (including all space), brimming with enormous charm and offering exciting potential for thoughtful modernisation.

The property opens into a welcoming reception hall leading to a formal sitting room of considerable character, centred around a magnificent inglenook fireplace that creates a warm and inviting focal point. A separate dining room, with a traditional Victorian range, provides a wonderful setting for entertaining and family gatherings.

To the other end of the house is a generous breakfast kitchen, offering excellent space for everyday living. The house is complemented by a modern and spacious rear extension that enhances the ground floor accommodation and provides flexibility for contemporary lifestyles.

On the first floor are three bedrooms, including a principal bedroom with ensuite shower room, together with a separate family bathroom.

Outside, Vale Cottage continues to impress. Off-street parking in front of gates provides privacy and convenience to the front, while the rear garden is truly exceptional. The plot is large, beautifully maintained and thoughtfully designed in a quintessential cottage style. Meandering paths lead through a wide variety of established plants, colourful borders and mature fruit trees. Two ponds, charming seating areas and seasonal planting create a peaceful and private retreat. A workshop to the rear and a delightful summerhouse further enhance the appeal.

Situated within an excellent and sought-after village, Vale Cottage combines period character, generous living space and remarkable gardens, offering a unique opportunity to create a truly special home in an idyllic setting.

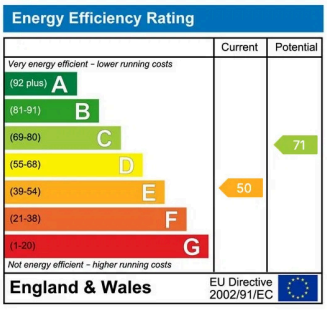
Hanwell is a picturesque ironstone village just a couple of miles north of Banbury. It has a thriving and welcoming community, centred around the popular village pub, The Moon and Sixpence, and the village hall. The annual country fair with live music is a highlight of the calendar, and the community observatory within the grounds of Hanwell Castle is a unique and much-loved local feature.

For commuters, the property is well placed. Banbury railway station offers regular direct services to London Marylebone and Birmingham, while the nearby M40 provides excellent road links to Oxford, London and the Midlands.

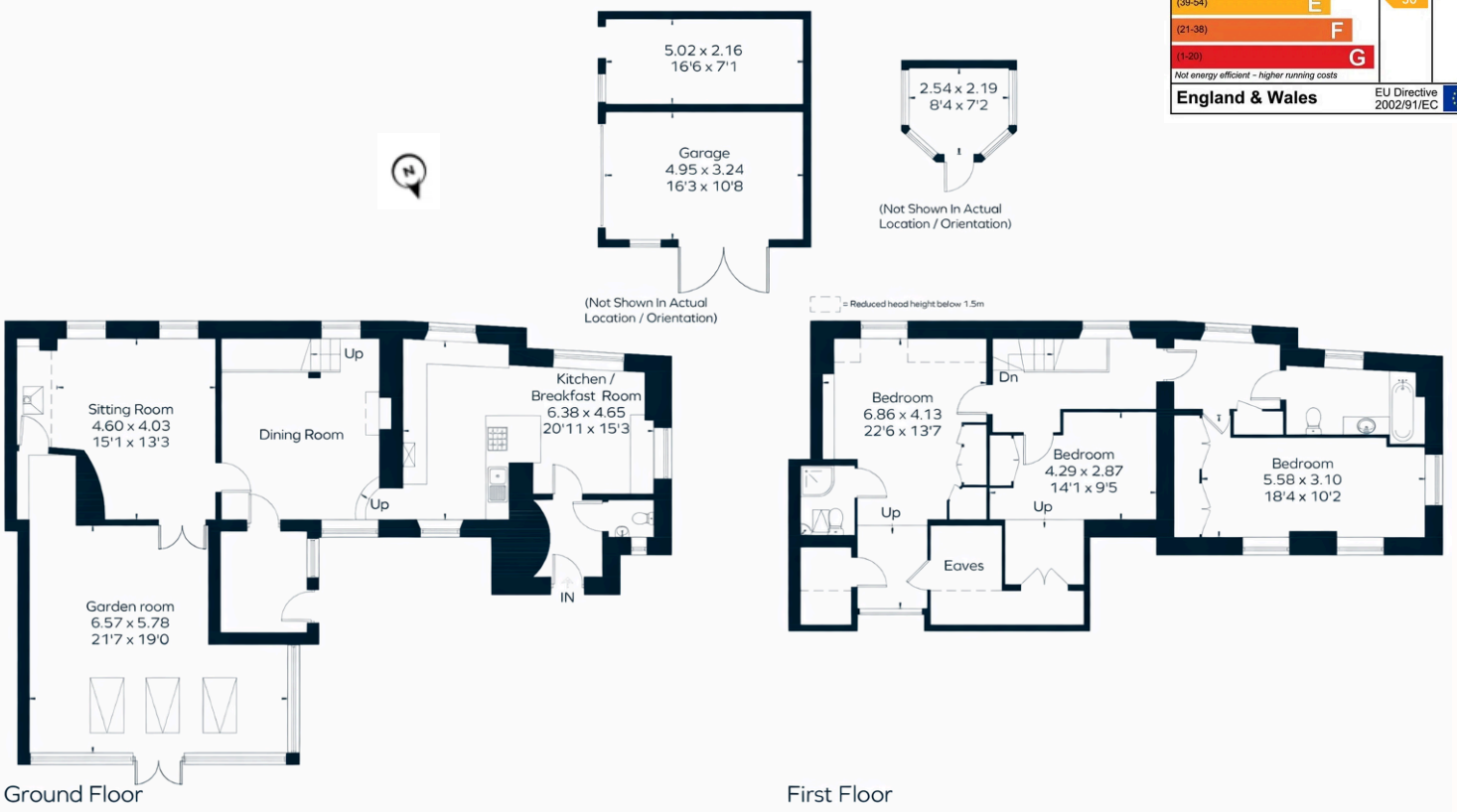
Banbury itself, just over three miles away, offers a comprehensive range of shopping, leisure and everyday amenities. Closer to home, there is a Sainsbury's Local just over a mile from the village.

- Tenure: Freehold
- Local Authority: Cherwell District Council
- Council Tax Band F
- Utilities: Oil-fired heating, mains electric, drainage & water





Approximate Floor Area = 205 sq m / 2206 sq ft
Outbuildings = 21.3 sq m / 229 sq ft
Total = 226.3 sq m / 2435 sq ft (Including Eaves)



The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.

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