



The Old Hall, Chapel Street, Warmington, Oxon OX17 1DB
Guide Price £300,000

**Stanbra
Powell**

Estate Agents
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Property Lettings





Offering versatile accommodation and features such as a vaulted ceiling in the living room. Viewing is highly recommended.

Entrance hall | Large re-fitted kitchen | Living room with stairs leading to bedroom | Small hallway with staircase leading to further bedrooms | Re-fitted bathroom | Study area | Courtyard area.

This is a rare opportunity to purchase a beautifully presented and very attractive stone built detached property, formerly the Warmington village hall.

Accommodation

Front door.

Entrance hall. Doors leading to kitchen, bathroom and double doors leading to living room.

Kitchen: Recently re-fitted with a range of base and eye level units. Two windows. Serving hatch to living room. Built-in oven and hob. Built-in sink and drainer. Space for washing machine.

Bathroom: Single glazed window. The bathroom has been re-fitted with a white suite. Comprising of bath with mixer tap shower attachment over, low level WC and pedestal hand washbasin.

Living room: Vaulted ceiling. Two double glazed windows and a single glazed window. Stairs leading to bedroom. Door leading to additional room/study. Understairs storage cupboard.

Ground floor main bedroom: Double bedroom with double glazed window. One built-in cupboard. Wooden double glazed feature window.

Additional room/study: Single glazed window and wooden door leading to courtyard garden

Two first floor double bedrooms with own staircases, one bedroom with a feature window and built-in cupboard with eaves storage, the other with a Velux window. Electric heaters in each bedroom.

Agents Note

Access to front door via neighbouring drive.

Courtyard seating area with access to office study.

Please note there is no off road parking at the property.

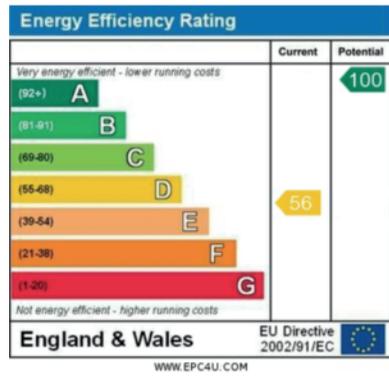
Warmington

Warmington is an attractive village with a local Parish Church and public house. Nearby can be found the National Herb Centre and a farm shop, and the popular Falcon pub/restaurant. Further amenities can be found in Banbury which has a Railway Station and access to Junction 11 M40.

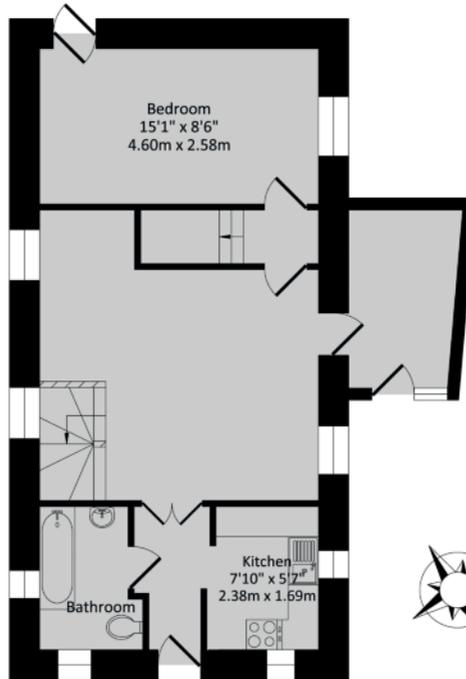
Services: All
Council Tax Banding: C
Authority: Stratford Council



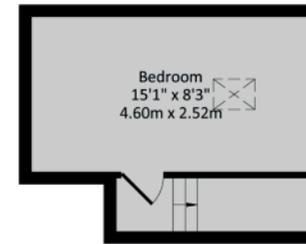




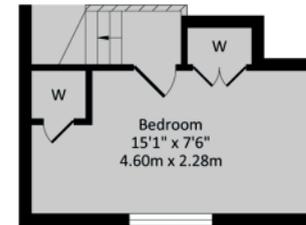
Ground Floor
566 sq.ft. (52.60 sq.m.) approx.



First Floor
161 sq.ft. (15.0 sq.m.) approx.



First Floor
153 sq.ft. (14.20 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 880 sq.ft. (81.80 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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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