



3 BEECH ROAD OXHILL WARWICKSHIRE CV35 0QS

9 miles from Stratford-upon-Avon, 11 miles from Banbury, 15 miles from Warwick and Leamington Spa and 7 miles from Junction 12 of the M40 motorway at Gaydon

A CHARMING GRADE II LISTED TWO BEDROOM COTTAGE IN THE HEART OF THE VILLAGE

- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Garden
- EPC Band E

VIEWING STRICTLY BY APPOINTMENT

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Oxhill is a popular South Warwickshire village, surrounded by attractive countryside which offers a variety of outdoor pursuits including, walking, riding and cycling. The village offers a popular Public House and Church, whilst the neighbouring village of Tysoe has a primary school, village stores and post office. The mainline railway providing fast, frequent connections to London Marylebone is at Banbury, whilst Junction 12 of the M40 is at Gaydon (7 miles) linking Birmingham and the West Midlands to the North, London and the South-East to the South.

3 Beech Road forms part of a small attractive terrace of Grade II listed cottages in the heart of this picturesque and desirable South Warwickshire village. The property is located in a quiet back street and a short distance from the popular Peacock Inn public house. Arranged over two floors the accommodation includes features typical of a period property, including open fireplace and exposed beams. To the rear an enclosed courtyard garden has been hard landscaped with paved seating area and ornamental flowerbeds.

GROUND FLOOR

Living Room outlook to the front, open stone fireplace with flagstone hearth and exposed beams to ceiling. **Inner Hall** with under stairs cupboard. **Pantry** with obscured glazed window to rear, shelving, light and power supply. **Kitchen** units to opposite walls, inset stainless steel single bowl single drainer sink with storage under, space and plumbing for washing machine, matching cupboards opposite and wall cupboards over. Electric cooker, outlook to the side of the property, access to loft space

and part-glazed door to rear garden. **Bathroom** fitted with white suite comprising panelled bath with glazed screen and electric wall mounted shower over, wash hand basin set to vanity unit with storage under and close coupled WC with concealed system. Tiled walls obscured glazed windows and extractor fan.

FIRST FLOOR

Landing access to loft space and built-in storage cupboard. **Bedroom One** outlook to the front of the property. **Bedroom Two** outlook to the rear of the property.

OUTSIDE

To the front of the property, a concrete pathway leads to front door with small ornamental garden to side. Access via a shared passageway to the side of the property leads to rear garden. Enclosed and laid to paved patio with ornamental flowerbeds to borders. Outside water supply. NB The property has one garden storeroom in a nearby block of outhouses.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected. Electric central heating.

Ofcom Broadband availability: *Ultrafast.*

Ofcom outdoor Mobile coverage: *O2 & Vodafone poor-none. Three & EE. – good.*

Council Tax

Payable to Stratford District Council, Listed in Band C

Energy Performance Certificate

Current: 49 Potential: 79 Band: E

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, vendor overseas, significant events.

Directions

postcode CV35 0QS

From the village centre and the Peacock Inn, Beech Road will be found opposite and the property on the Right-hand side

What3Words: *///pioneered.speeding.clean*

IMPORTANT NOTICE

These 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 photographs 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, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

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