



## Governors Cottage

Wardington, OX17

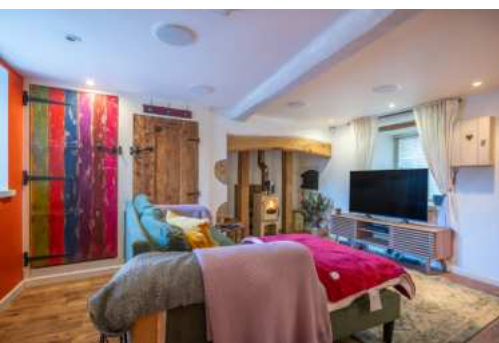
Guide Price £265,000

Charming, characterful, and full of warmth, the Grade II Listed Governors Cottage is the quintessential English village retreat. Positioned in Wardington, this delightful two-bedroom home invites you in with its timeless appeal offering an escape into a slower, more tranquil way of life.



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES





## The Old House

Witherley, CV9

- Charming character cottage
- GII Listed
- Character features
- Generous private garden
- Tenure Freehold
- Working woodburner
- Well presented
- Popular village
- Convenient links to London
- Council tax band C





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The ground floor is centered around an open-plan living and kitchen area that effortlessly blends practicality with style. A woodburner takes pride of place in the living space, creating a cozy ambiance perfect for relaxing evenings. The kitchen is well-appointed and has ample space for a dining table, ideal for everything from quiet dinners to entertaining friends. A handy utility room on this level keeps things organised and out of sight.

Upstairs, the accommodation is just as inviting. The two bedrooms are full of character, with the principal bedroom impressively spacious—a serene retreat to unwind in. The shower room is modern and beautifully finished, adding a touch of luxury to the home.

Outside, the generous rear garden is a true highlight. Private and secluded, it offers plenty of space to relax, entertain, or simply enjoy the beauty of nature. Whether it's a morning coffee surrounded by greenery or an afternoon in the sun, this garden is a perfect escape.

Wardington is a picturesque village in the North Oxfordshire countryside, just a few miles from the local market town of Banbury. Known for its charming thatched cottages, historic church, and vibrant community spirit, it offers a quintessential rural lifestyle. The village boasts a local pub, scenic walking routes, and easy access to nearby amenities, with excellent transport links to London and the Midlands via Banbury's train station and the M40.

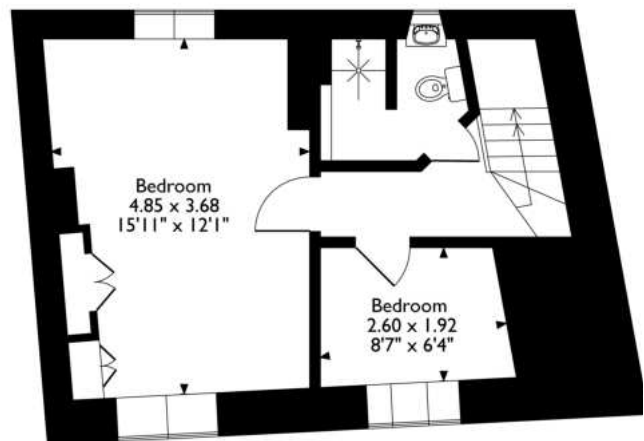
Tenure:	Freehold
Local Authority:	Cherwell
Council Tax Band:	C
Utilities:	Mains electric, drainage & water. Electric storage heaters.



**Goviers Cottage, Wardington, Banbury, Oxfordshire**  
**Approximate Gross Internal Area**  
**68 Sq M/732 Sq Ft**



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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