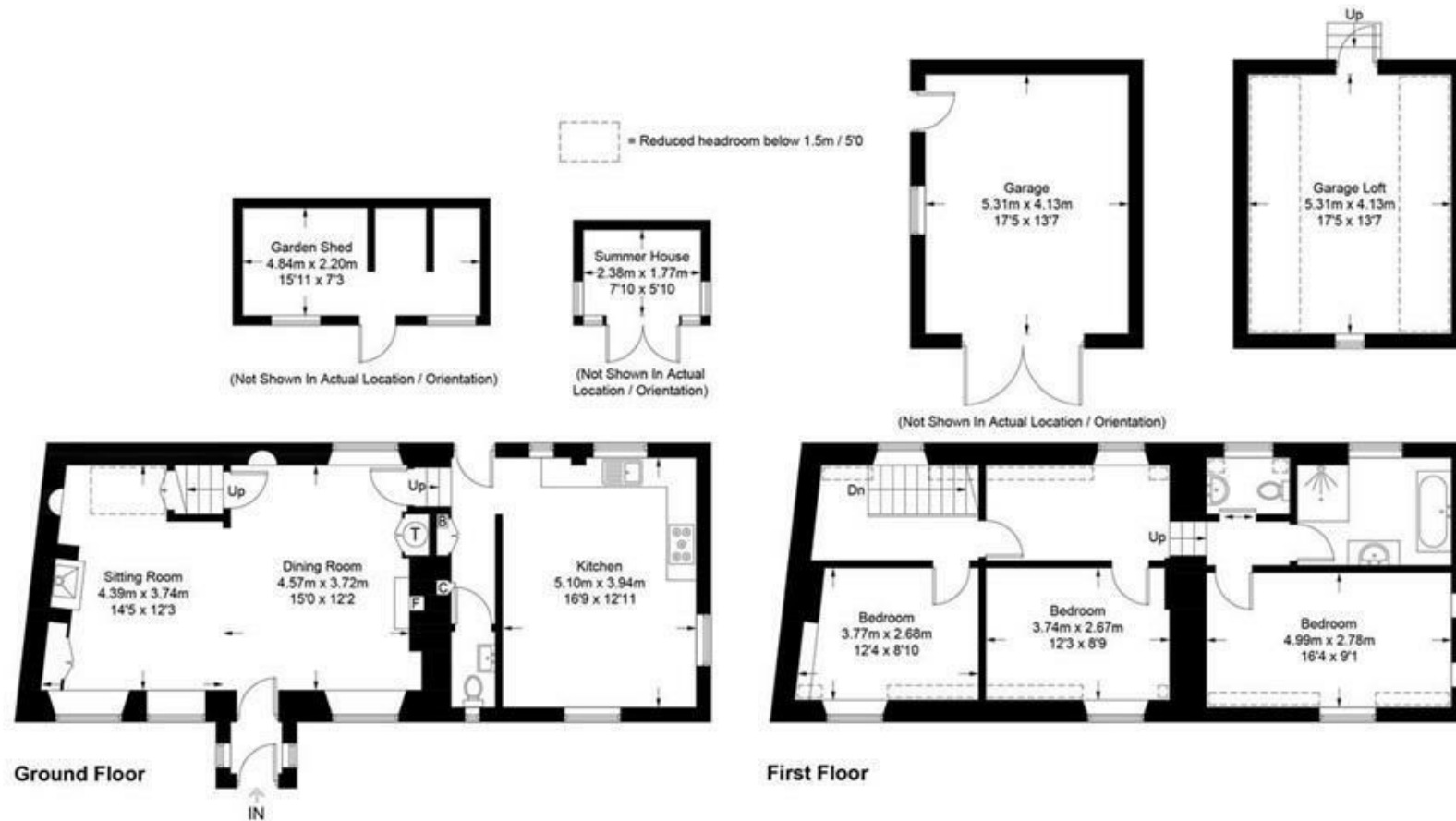




**FAIRFAX**  
— & Co —  
ESTATE AGENTS

**Moor Lane, South Newington, Banbury**

# Jasmine Cottage, Moor Lane, South Newington, OX15 4JQ



Approximate Gross Internal Area = 129.6 sq m / 1395 sq ft  
 Outbuildings = 59.5 sq m / 640 sq ft  
 (Including Garage)  
 Total = 189.1 sq m / 2035 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale. (ID747875)

## **The Property**

This perfect Cotswold cottage is set in the heart of the highly sought after village of South Newington. Recently renovated to a very high standard throughout, the new owner will find it impossible to improve.

Downstairs there is a large eat in kitchen, with modern high spec appliances and downstairs WC. Next door is an expansive open plan living space, perfect for parties, large family gatherings or just relaxing in comfort in front of the fire. Upstairs there are three spacious double bedrooms with storage and views across the village.

Outside is the enormous garden complete with apple trees and views over the magnificent, Norman Village Church, coal shed and Summer house, just the thing for romantic trysts watching the sun go down. Completing this property we have a double garage with loft space above that could easily be converted into an annex or workshop subject to planning.

The property is currently let through Airbnb, with a 100% occupancy rate from August, booked through to March. Figures available at our discretion.

## **The Situation**

South Newington is a picturesque, historic village in North Oxfordshire set in rolling countryside between Chipping Norton (approx. 7 miles) and Banbury (approx. 6 miles), and within easy reach of the north Cotswolds. It has a strong local community and a calendar of village activities throughout the year. Amenities include the Parish Church, a village hall, a public house, the Duck on the Pond.

Several well-regarded pubs are nearby, including The George at Barford St Michael (around 1 mile), which can be reached on foot across local fields. Bloxham (about 3 miles) provides a wider range of day-to-day services such as GP, dental and veterinary practices, along with a small supermarket. The vendors particularly enjoy the walk to The Falkland Arms in Great Tew.

Primary schooling is available in Bloxham, Great Tew and Deddington, with secondary provision in both Bloxham and Chipping Norton. The wider area is known for its choice of independent schools, including Kitebrook, Tudor Hall, Bloxham School and Winchester House. Schools in Oxford and Abingdon are also accessible.

Rail services are available from Banbury (to London Marylebone) and Charlbury (to London Paddington), both within around 20 minutes' drive.

Local lifestyle destinations have added to the area's appeal, including Soho Farmhouse at Great Tew, Daylesford Organic, Estelle Manor and Restoration Hardware.











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