



REDLANDS HOUSE

1 REDLANDS COURT, SHOTTESWELL, OX17 1JB

**King &
Woolley**
Estate Agents and Surveyors

Redlands House

Shotteswell | Oxfordshire

Banbury/ M40 4.5 miles – Leamington Spa 17 miles
Brackley 15 miles
(Distances are approximate)

A DETACHED MODERN STONE-BUILT FAMILY HOUSE ENJOYING A COURTYARD SETTING IN THIS SOUGHT-AFTER AND CONVENIENT SMALL VILLAGE.

Excellent presented individually designed house |
Attractive small village | Easy access Banbury &
M40 | Private courtyard setting | Stone-built |

PRICE: £475,000



Redlands House comprises a detached stone-built property situated in this attractive, most popular, south Warwickshire village. Situated in a small courtyard setting, the property offers two reception rooms and kitchen/breakfast room, with oak fronted units and integrated appliances, to. The first floor has a master bedroom with en-suite shower, three further bedrooms and bathroom, there being far reaching views to the rear over the village towards countryside.

Shotteswell is situated just off the B4100 some 4.5 miles north west of Banbury on the Oxfordshire/Warwickshire borders. There is good access to Banbury, Warwick and Leamington. The M40 motorway can be joined at Junction 12 (Gaydon) and in Banbury (Junction 11). The village comprises predominantly period and modern stone properties, together with an attractive Church and is set in delightful countryside.



Accommodation

- Hall
- Cloakroom
- Living room
- Dining room
- Kitchen/ breakfast
- Utility
- Ensuite main bedroom
- 3 further bedrooms
- Bathroom
- Oil-fired heating
- Double glazing
- Gardens

Outside

To the front of the property is a paved drive with ample parking and a crazy paved path to the front door having lawn to one side, shrub border and hedging. A gated path gives access to the rear garden with a crazy paved patio and further paved area with shed. The garden is mainly laid to lawn, on two levels and with shrub borders. The garden is mainly enclosed by stone walling and has views over the village towards open countryside.

General

Services: Mains water, electricity and drainage are understood to be connected.

Council Tax: Band F

Local Authority: Stratford upon Avon

Directions

From Banbury travel north west along the B4100, Warwick Road. Continue for approximately two miles before turning right into "Second Turn", signposted Shotteswell. Continue into the village to the sharp left bend, turning right, in front of the village hall, into Chapel Lane. Redlands Court will be found immediately on the left.

