

# The Old Post Office

South Newington







## A recently renovated cottage with scope to extend in the heart of a village near Soho Farmhouse.

Great Tew and Soho Farmhouse 4 miles, Hook Norton 4 miles, Banbury 6.5 miles direct line to London Marylebone (70 minutes), Chipping Norton 7.5 miles, Oxford 19 miles (All distances and times are approximate).



### Summary of accommodation

#### Main House

**Ground floor:** Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Garden room

Study | Utility room | Cloakroom

**First floor:** Principal bedroom | Further bedroom | Family bathroom

**Second floor:** Two bedrooms | WC


#### Garden and Grounds


Terrace | Private garden | Outbuilding | Garden




## Situation

Times and distances are approximate.

 The Old Post Office is nestled away in the very heart of the village, surrounded by period properties and approached via a discreet entrance off the road. South Newington is a popular village situated between the market towns of Chipping Norton and Banbury close to Bloxham. The village has a pub, The Duck Pond, which has a popular restaurant and a distinctive 13th century church, St Peter's. The village hall is centred around the Poleaxe, which is a popular play area for children and holds regular seasonal events along with clubs varying from art to yoga. There is a pop-up Post Office in Barford village every Thursday afternoon, with postal and banking services.

 More specialised facilities can be found nearby at Bloxham including doctor, dental and veterinary surgeries and day to day supermarket.

 Local primary schools can be found at Great Tew, Bloxham, Hook Norton and Deddington with secondary schools at the Warriner (Bloxham) and Chipping Norton. Prep schools at Kitebrook (Moreton-in-Marsh), Carrdus (Overthorpe) and St John's Priory (Banbury). Public Schools include Bloxham School, Tudor Hall and there are bus services from Chipping Norton and Banbury.



## The Old Post Office

The Old Post Office is a delightful cottage with a private and enclosed garden which has been recently renovated in the heart of a village.

Constructed of stone under a tiled roof, the property is 360 years old and originally the Post Office for the village. The house is not listed and has been sympathetically renovated in recent years, however there is further scope to extend should a buyer be willing.

Internally, there is a seamless blend of period features combined with modern appliances such as Nest remote heating controls and integrated Alexa compliant speaker system. On the ground floor there are three main reception rooms with tremendous character and a kitchen/breakfast room that is central to the building. A useful study and decent sized utility room can be found off the entrance hall.

Above, the bedroom accommodation is arranged over two floors and comprises four bedrooms with a bath or shower room on each floor.

To the rear of the property is a walled garden with a private terrace, separate barbeque area and multipurpose outbuilding with potential to convert into a home office.

Otherwise, the garden is mostly laid to lawn with minimal herbaceous borders. There is a further garden with mature trees, plenty of parking and an incredible scope for a garage block, annexe or separate dwelling, subject to the usual planning consent.











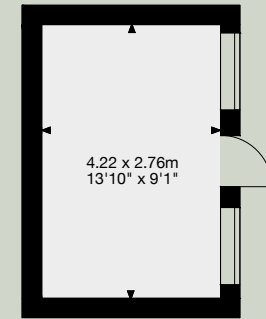
## FLOOR PLAN

Approximate Gross Internal Floor Area

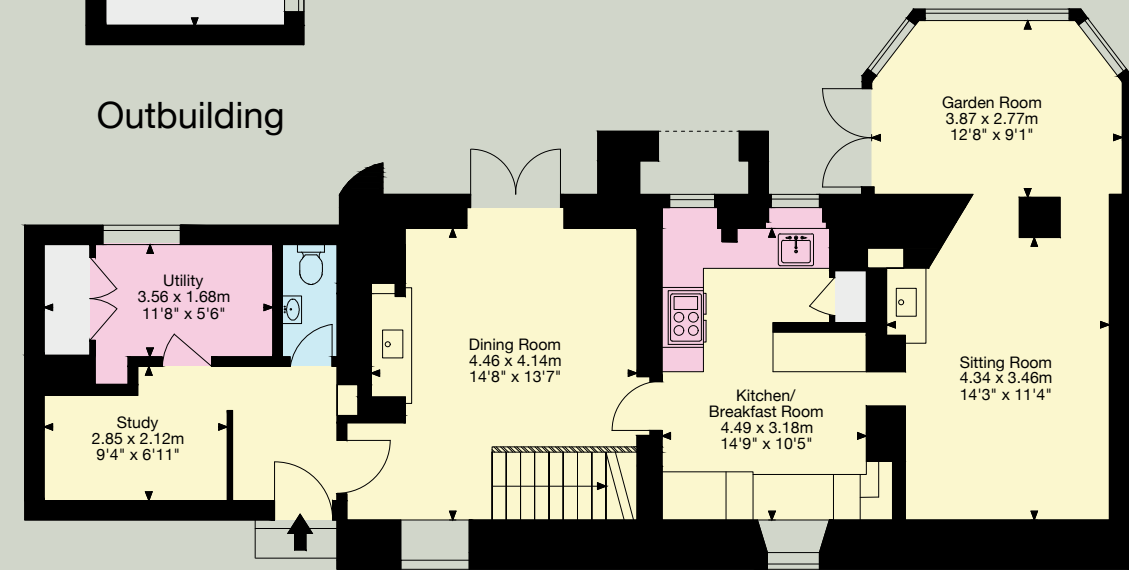
Main House: 178 sq m / 1,921 sq ft

Outbuilding: 12 sq m / 125 sq ft

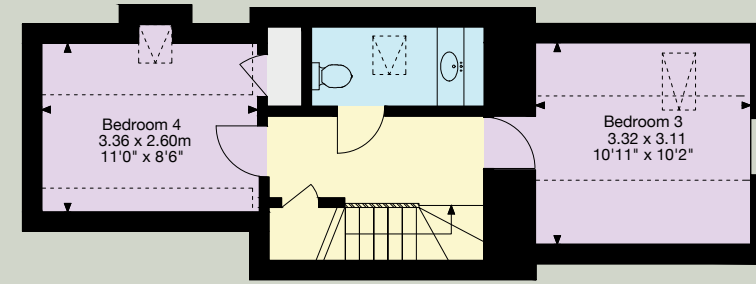
Total Area: 190 sq m / 2,046 sq ft



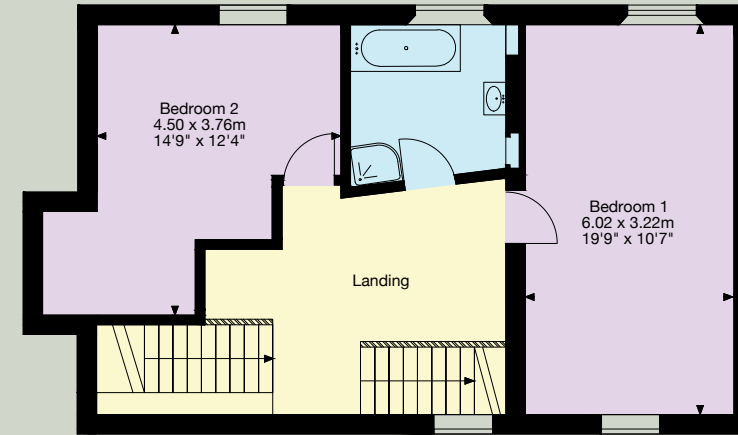
Outbuilding



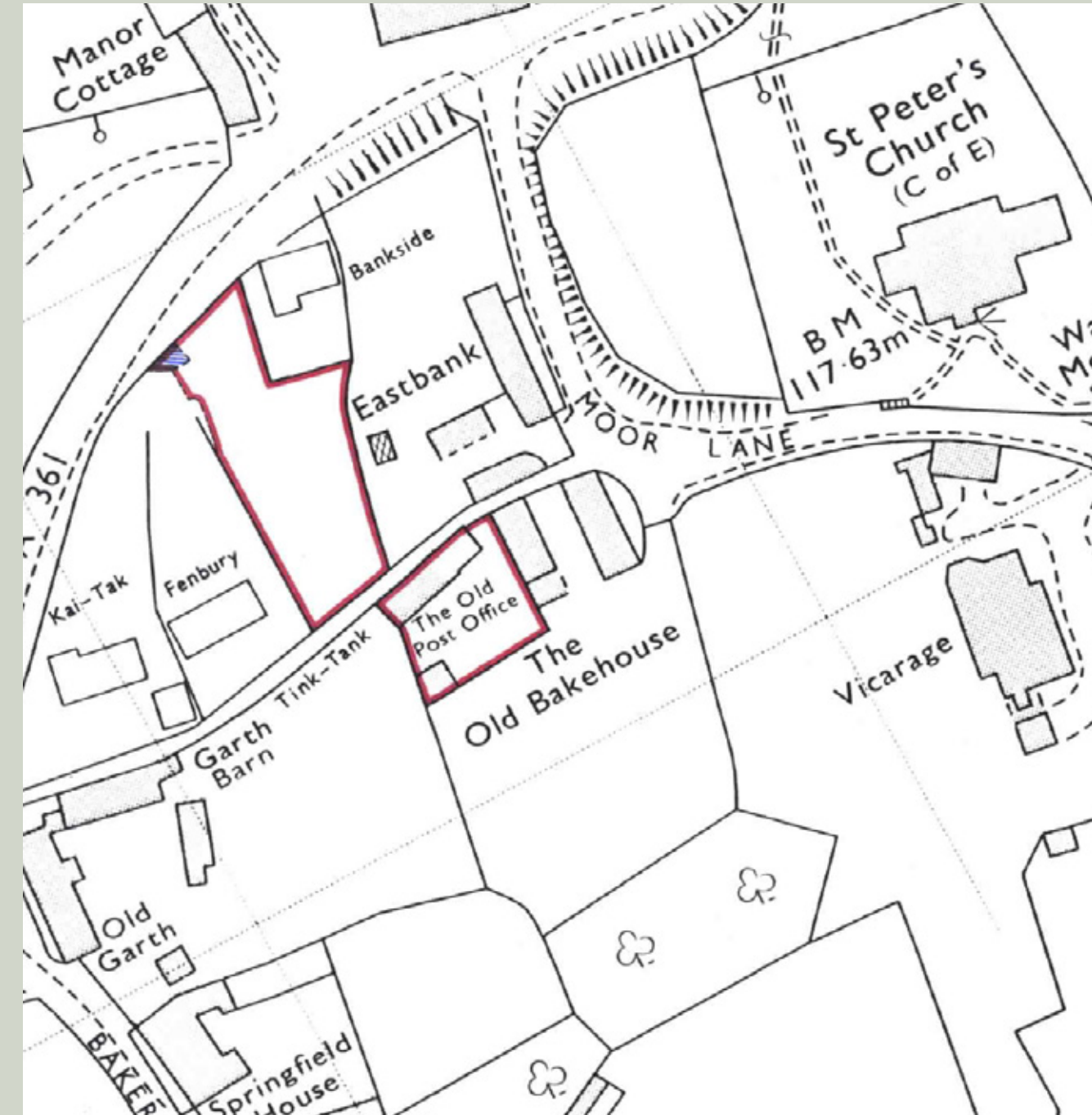
Ground Floor  
Main House



Second Floor



First Floor



## PROPERTY INFORMATION



### Property Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage. The central heating is oil and controlled via remote Nest system. There is a fibre optic cable to the property.

**Local Authority:** Cherwell District Council 01295 227001.

**Council Tax Band:** E

**EPC:** E

**Postcode:** OX7 4HL

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: October 2024. Photographs dated: 2021 and 2024. Capture Property 01225 667287.

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