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ESTATE AGENTS



**MAGNOLIA COTTAGE, RADWAY, WARWICKSHIRE**

**MAGNOLIA COTTAGE**  
**LANDON LANE**  
**RADWAY**  
**CV35 0UQ**

Situated 3 miles from Kineton, 9 miles from Banbury, 11 miles from Shipston on Stour, 14 miles from Stratford upon Avon, Warwick and Leamington Spa and 5 miles from Junction 12 of the M40 at Gaydon.

**AN ATTRACTIVE DETACHED SUCCESSFUL ONE BEDROOM HOLIDAY LET BUNGALOW WELL-LOCATED IN THE POPULAR VILLAGE WITH GARDEN AND OFF-ROAD PARKING, TOGETHER WITH POTENTIAL TO CHANGE OF USE TO RESIDENTIAL (SUBJECT TO NECESSARY PLANNING CONSENTS).**

Entrance Hall, Living Room, Kitchen, Double Bedroom, Inner Hallway, Shower Room. Double Glazing. Electric Heating. Lawned Garden. Off-Road Parking Space.

**Viewing through:**

**Seccombes Estate Agents, Shipston on Stour**

**T: 01608 663788 E: [shipston@seccombesea.co.uk](mailto:shipston@seccombesea.co.uk)**

**Radway** is a charming and attractive village situated between Kineton and Banbury in the Vale of the Red Horse just below the Edgehill Escarpment on the South Warwickshire/North Oxfordshire border. The Civil War Battle of Edgehill was fought on the land around the village.

The National Trust houses of Upton House and Farnborough Hall are both within 5 miles. Daily shopping, together with primary and secondary education, are available in Kineton and more extensive amenities in the larger centres of Banbury, Warwick, Stratford upon Avon and Leamington Spa. The village is situated 5 miles to the south of junction 12 of the M40 Motorway giving access to London to the south and Birmingham to the north.

There are golf courses at Brailes, Stratford upon Avon and Leamington Spa, racing at Warwick and Stratford upon Avon, with theatres at Oxford and Stratford upon Avon.

**Magnolia Cottage** is an attractive and successful detached holiday let bungalow that is understood to have been built in the late 1980s originally as the village shop/post office. It is understood in the early 1990s a change of use planning permission was obtained to convert the property into residential use and a further change of use application was obtained in 2021 for change of use to holiday let. It is understood, subject to obtaining the necessary planning consent, a planning application for change of use back to residential would be looked on favourably.

The property offers spacious one bedroom accommodation with a well-appointed kitchen, living room with dining area and separate shower benefiting, from electric heating and double glazing. Outside there is a principally lawned garden, together with an off-road parking space.

The accommodation briefly comprises **Entrance Hall** with ceramic tiled floor, **Living Room** with wall-mounted electric heater leading through to the **Inner Hallway** with ceramic tiled floor off which is the **Shower Room** with shower cubicle with electric Triton T80 shower unit, w.c., wash hand basin, electric towel rail, ceramic tiled floor.

Across the entrance hall is the **Kitchen** with single stainless steel sink unit and drainer with fitted cupboards under, fitted base units with work surface over, fitted wall units, built in Zanussi electric oven with Zanussi four-ring electric hob over, space for fridge, plumbing for washing machine, **airing cupboard** shelved with insulated hot water cylinder with electric immersion heater attachment.

**Double Bedroom** with built in double wardrobe.

Outside and immediately adjoining the property is a paved patio, beyond which is a principally lawned garden enclosed in part by hedging with off-road parking space beside. Pathway leads round the side and back of the bungalow.

**GENERAL INFORMATION**

**Tenure** The property is offered freehold with vacant possession.

**Planning** Following an informed telephone conversation with the planning department at Stratford on Avon District Council (01789 267575), it is understood a change of use application back to residential use would be looked favourably upon (subject to the necessary planning consent).

**Business Rates**

These are payable to Stratford on Avon District Council. The Business Rateable Value for Magnolia Cottage is £1,700 with Business Rates payable of £848.30 for the year 2023/2024. Subject to the status Small Business Rate Relief maybe available.

**Fixtures and Fittings** All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

**Services** Mains electricity, water and drainage are connected to the property.

**Energy Performance Certificate**

Current: E (49) Potential: B (90)

**Directions**

From Kineton take the B4086 for Edgehill and Banbury. After about 3 miles, turn right signposted for Radway. On entering the village, proceed to the t-junction at the centre. Magnolia Cottage is situated just before the t-junction on the right and adjoining the village hall.

**Postcode CV35 0UQ**



**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, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3144/F003/30.01.2024

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