



HAYMAN-JOYCE

LANGDALE  
MOOR LANE  
SOUTH NEWINGTON  
BANBURY  
OXFORDSHIRE  
OX15 4JQ

DETACHED SPACIOUS MODERN  
FAMILY HOUSE EXTENSIVELY  
MODERNISED AND REFURBISHED  
TO A HIGH STANDARD.

**SITUATION**

South Newington is a popular village situated between the market towns of Banbury (approx. 6.5 miles) and Chipping Norton (approx. 7.5 miles) in unspoilt Oxfordshire countryside. The village has an active community with a Parish Church, village hall and Public House.

More extensive amenities can be found at Bloxham (approx. 2.5 miles), including a mini supermarket, and doctor, dental and veterinary surgeries, and many Clubs and Societies. Primary schools can be found at Bloxham, Great Tew and Deddington, with secondary schools at Bloxham and Chipping Norton.

The nearest railway stations are at Charlbury and Banbury with regular services to Paddington and Marylebone respectively. The Members' Club, Soho Farmhouse, is about 6 miles.



Guide Price £665,000

HAYMAN - JOYCE

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Gloucestershire  
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[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)



## THE PROPERTY

- Superbly presented detached family house, extensively modernised and refurbished to an extremely high standard by the current owners, having a generous rear garden with idyllic countryside views, a pretty front garden, garage and ample off-street parking, with the whole house enjoying an abundance of natural light
- There is potential to extend, subject to the usual planning permission
- Of particular note, is the spacious entrance hall with solid oak floor, understairs cupboard and recess, with stairs rising to the first floor, cloakroom off and doors to all the principal rooms
- The dual aspect sitting room has a solid oak floor, contemporary fireplace with oak mantel and stone hearth incorporating a newly fitted cast-iron wood burner, and French doors leading onto a large terrace
- The dining room, with solid oak floor, provides far-reaching views overlooking the surrounding fields
- The stunning dual-aspect kitchen offers an excellent selection of wall and base units, breakfast bar, Butler sink, Karndean flooring, pull-out pantry cupboard and a number of built-in AEG appliances including stainless-steel double electric oven/microwave, separate induction four-ring hob, overhead extractor hood, upright fridge-freezer and dishwasher, as well as an external door to the covered side passage, with doors giving access to the front and rear gardens, and garage
- The light and airy landing is particularly spacious, with three double bedrooms off, one with built-in wardrobes
- The fourth bedroom is currently used as a dressing room
- All the bedrooms are serviced by the well-appointed family bathroom, consisting of a large shower cubicle with rain-shower over, double-ended freestanding bath, low-level wc, floating vanity sink, as well as Karndean luxury vinyl flooring
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,200 pcm

## OUTSIDE

- The established and secluded north-facing rear garden is predominantly laid to lawn and interspersed with extensive plantings and small trees, backing and siding onto open fields. There is also an impressive terrace running the full width of the property with an enclosed area housing the oil tank, a separate wooden outbuilding and door access to the covered side passage with door to the garage
- The south-facing front garden offers a good degree of privacy, ideal for morning coffee, being mainly laid to lawn, with a paved pathway to the front door and a large planting bed. A door opens to the side passage
- There is off-street parking for several vehicles, leading to the single detached garage with up and over metal door, Butler sink and space and plumbing for washing machine and separate tumble dryer

## DIRECTIONS

- From Chipping Norton follow the A361 to Banbury for approx. 5.5 miles and on reaching South Newington turn right onto Barford Road
- Follow the road for 0.2 miles turning left onto Green Lane for 0.1 mile
- Turn right onto Moor Lane and after approx. 170 yds. the property will be found on the right
- what3words: successes.economics.marble

## SERVICES

- Mains water, electricity and drainage are connected
- Oil fired central heating
- Average broadband speeds advertised within this postcode are up to 25.4 Mbps if provider is BT
- EPC Band D

## OUTGOINGS

- Council tax – band F
- Tax payable for 2025/26 - £3,495.13

## TENURE & POSSESSION

- Freehold with vacant possession on completion

## VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E  
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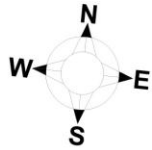


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### IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





## Langdale, Moor Lane, South Newington, Banbury OX15 4JQ

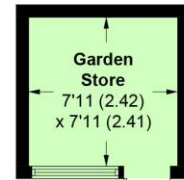
Approximate Area = 146.1 sq m / 1573 sq ft

(Including Garage)

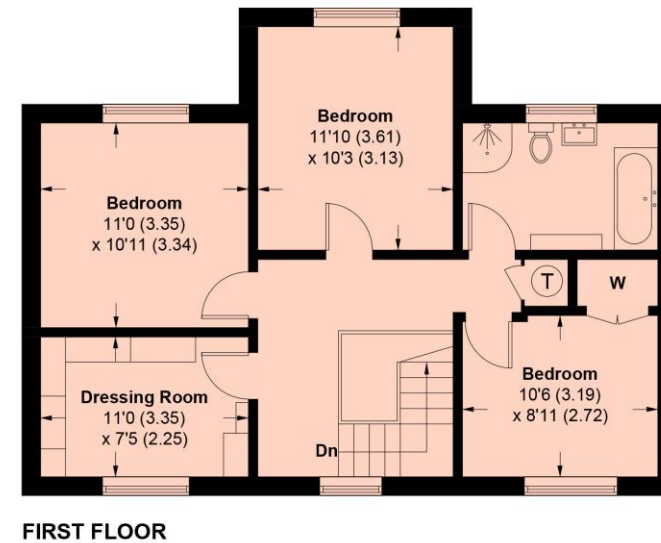
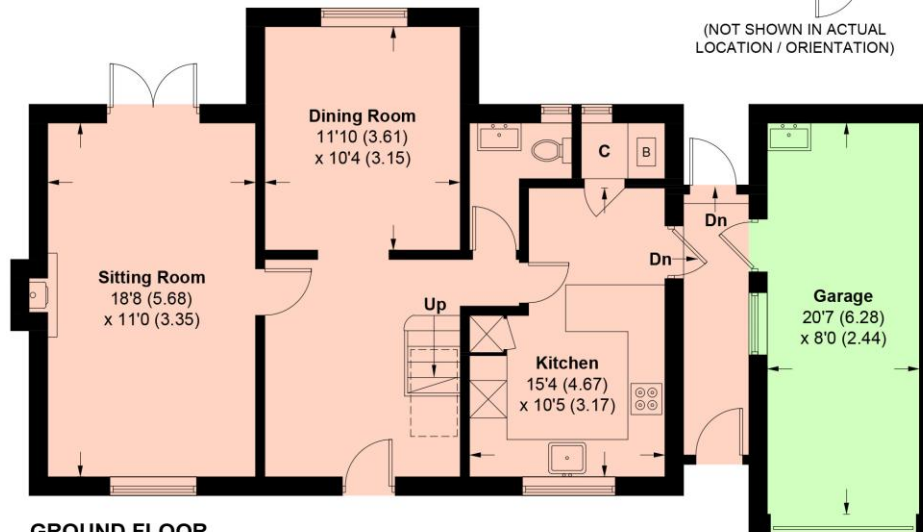
Garden Store = 5.8 sq m / 62 sq ft

Total = 151.9 sq m / 1635 sq ft

For identification only - Not to Scale



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



# HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R  
h a y m a n j o y c e . c o . u k