



Peter Clarke

Apple Tree Cottage Shenington, Banbury, OX15 6NH

- Character Hornton Stone Property in a Sought After Village
- Open Plan Living to the Ground Floor
- Sitting Room with Wood Burning Stove
- Three Bedrooms & Shower Room to First Floor
- Good Sized Garden with Open Countryside Views
- Off Road Parking



£525,000

Nestled in the charming village of Shenington, near Banbury, this delightful three bedroom character property offers a perfect blend of peace and tranquillity. The surrounding area boasts picturesque countryside views, making it an ideal retreat from the hustle and bustle of city life. Shenington itself is a quaint village, offering a sense of community and a slower pace of living, while still being within easy reach of Banbury's amenities.

ACCOMMODATION

The current owner has partially renovated the property allowing the buyer to add their own personal choices to complete the renovation. New bespoke windows have been fitted throughout. The kitchen has a tiled floor and ample space for a fitted kitchen. The sitting room has an Inglenook fireplace with wood burning stove and feature beams to the ceiling. To the first floor there are three bedrooms and a shower room, two of the bedrooms having the original floorboards.

GENERAL INFORMATION

TENURE The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. There is no central heating or hot water system.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Cherwell District Council and is understood to lie in Band D.

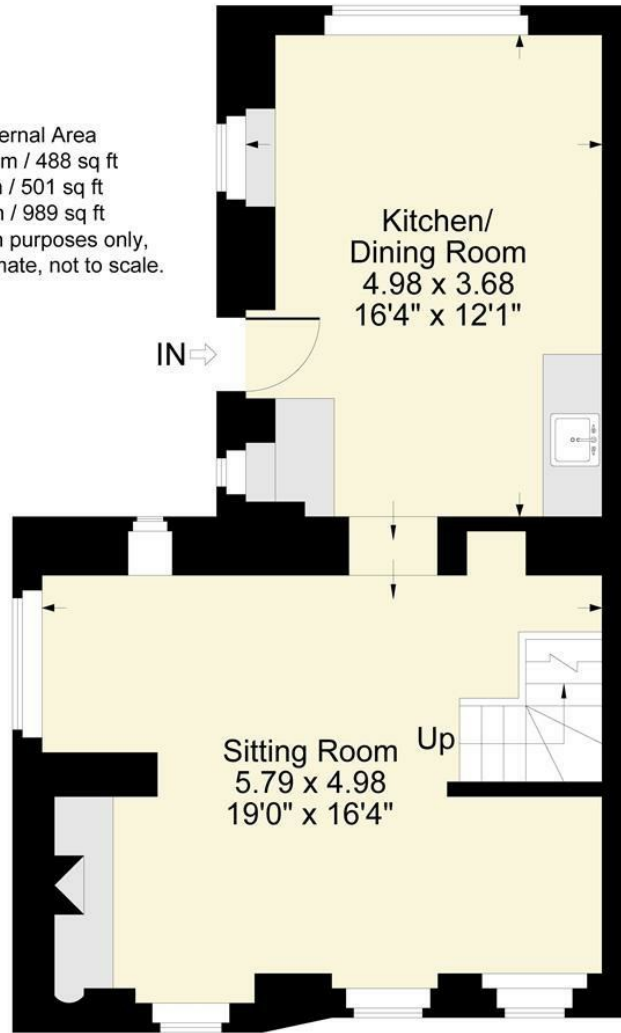
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: G. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

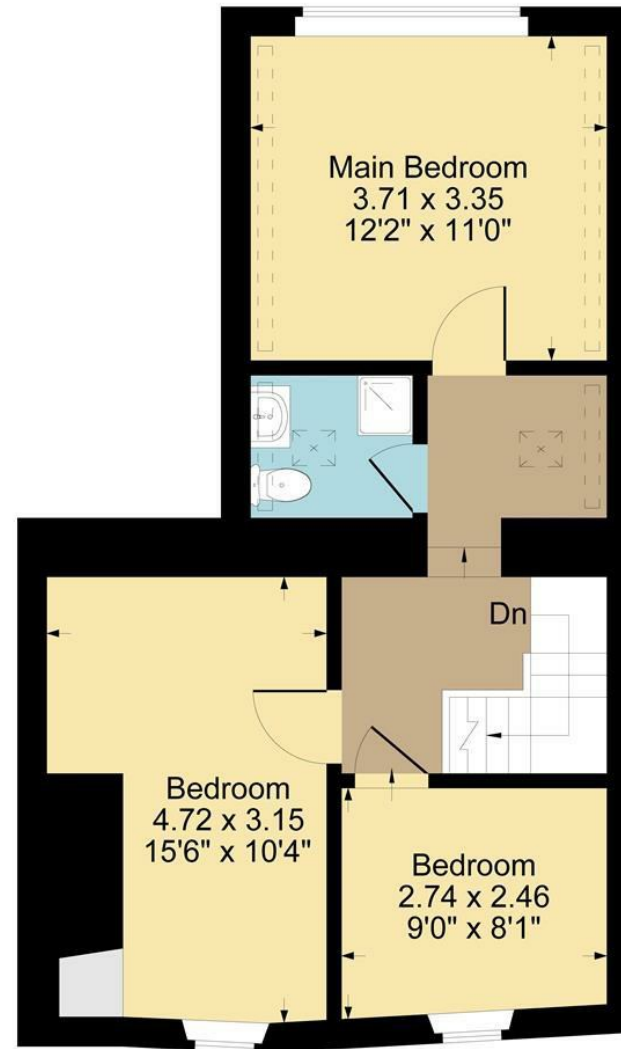




Approximate Gross Internal Area
Ground Floor = 45.35 sq m / 488 sq ft
First Floor = 46.50 sq m / 501 sq ft
Total Area = 91.85 sq m / 989 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

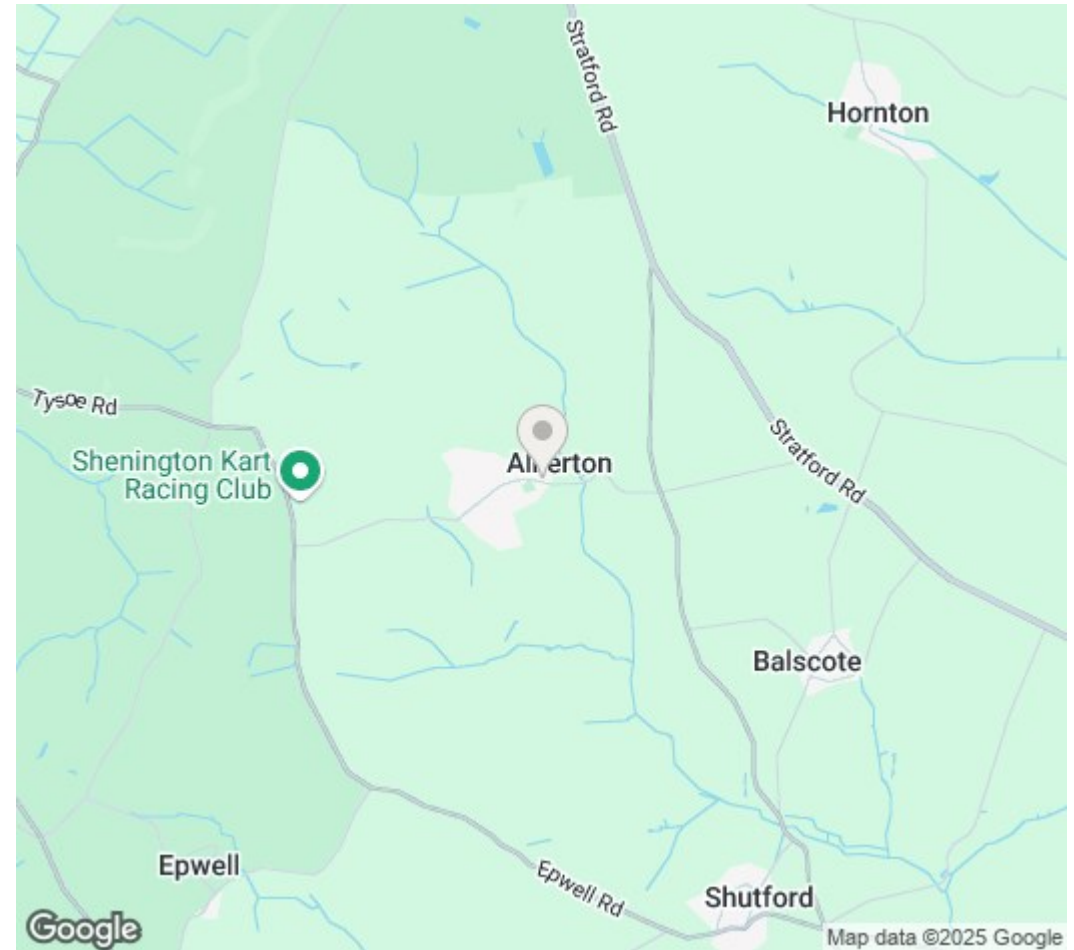


Ground Floor



First Floor





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