

Peter Clarke



Trotters The Square, Epwell, Banbury, OX15 6LA



- NO CHAIN
- Central village location
- Charming cottage with driveway and garden
- Sitting room, garden room and kitchen/diner
- Viewing highly recommended



Offers Over £325,000

**NO CHAIN.** A rare opportunity update and improve this two bedroom cottage right in the heart of Epwell. In an elevated position with driveway, parking and a magical garden to the rear. Further benefits include the option to buy additional garden at the rear by separate negotiation.

#### ACCOMMODATION

Entrance porch with flagstone flooring, door to entrance hall with stairs leading up. Opens into Kitchen/Dining Room with window to front, wall and base units, work top over incorporating stainless steel sink, electric cooker, space for appliances, door to garden room. Sitting room with window to rear, under stairs storage cupboard. Garden Room, steps lead up to a bright seating area with windows and doors to rear.

First floor landing with loft hatch. Bedroom with dual aspect, fitted wardrobes. Bedroom with window to rear, fitted wardrobe. Shower Room with opaque window to front, shower cubicle, wash hand basin and wc unit with low level cupboards, heated towel rail.

Outside to the front is a stone chipping driveway, planted beds, mature shrubs and trees, freestanding oil tank, outside light and tap. To the rear is a mature garden with a timber decked seating area, stone chipping and paved pathways, pergola walk way, laid to lawn, planted beds, mature shrubs and trees, pond, gated access to **FURTHER GARDEN** which is offered for sale by separate negotiation, and is split into two areas with wild flowers and a five bar gate at the rear leading onto a public footpath.

#### 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. Oil fired heating.

**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. There is a driveway to the front shared with the neighbouring property.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B.

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

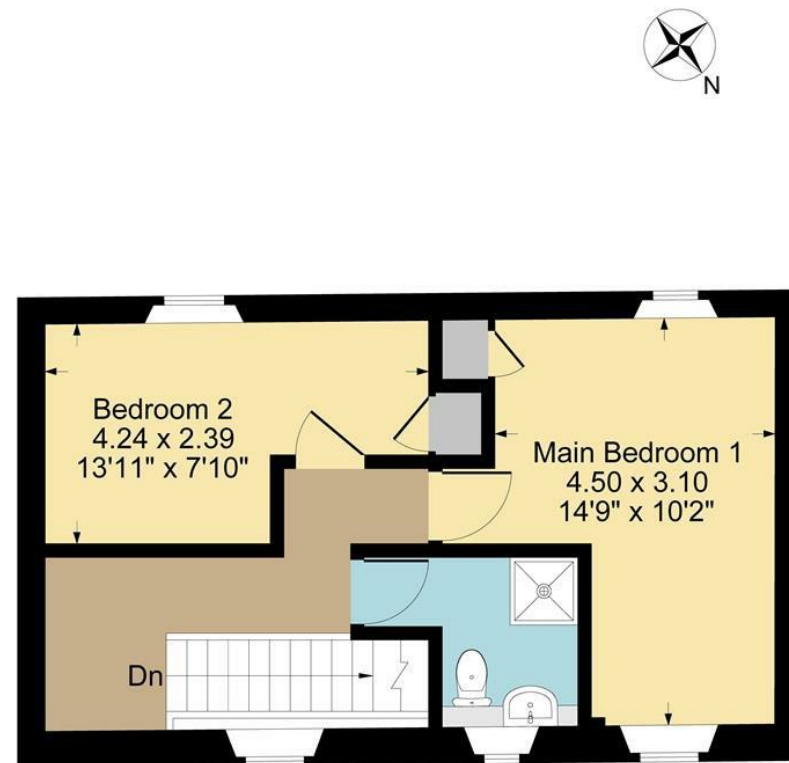
**VIEWING:** By Prior Appointment with the selling agent.



Trotters, Epwell



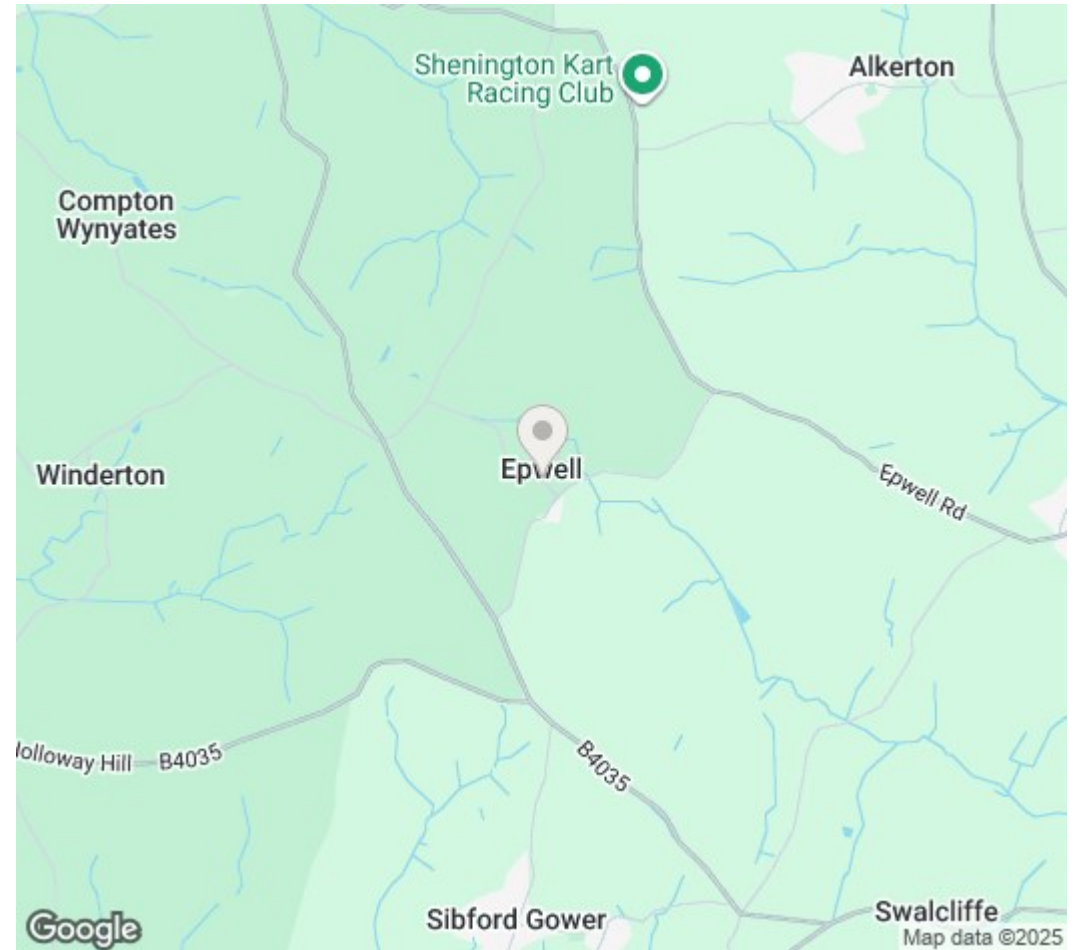
Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 53.22 sq m / 573 sq ft  
First Floor = 36.32 sq m / 391 sq ft  
Total Area = 89.54 sq m / 964 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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