



Mole House, Lower Boddington Road, Claydon OX17 1QB
£475,000

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Property Lettings





A unique three bedroom link-detached house surrounded by open countryside.

Entrance porch | Entrance hall | Living room | Dining room | Refitted kitchen | Snug | Utility room | Cloakroom | Three bedrooms | Refitted bathroom | Double garage | Gardens to both side aspects | Large driveway | Countryside views | Quiet location

Located between Cropredy and Claydon is this extremely well presented three bedroom link-detached home. The property was originally a farm workers cottage and part of the Clattercote Priory Estate. The property is set in a quiet location and is surrounded by open countryside and benefits from three reception rooms, refitted kitchen, utility room, cloakroom, as well as three bedrooms and a refitted bathroom there is also a double garage and substantial gardens either side of the property and a substantial driveway. The property has great potential to extend further (subject to necessary planning permission).

Ground Floor

Composite cottage style door to **entrance porch**. Windows to both side aspects.

Entrance hall with stairs rising to first floor.

Living room: Windows to front and side aspects. Fireplace with wood burning stove. Vertical radiator. Large understairs storage cupboard.

Dining room: Open to the kitchen. Window to front aspect. Radiator.

Refitted modern stylish **kitchen** with base and eye level units, marble effect laminate worktop with built-in sink unit. Built-in appliances include double oven, 5 ring gas hob with extractor hood above, dishwasher, full height fridge and full height freezer. Tile splashbacks. Sunken spotlights. Vertical radiator. Window to garden. Opening to snug.

Snug: Windows on two sides. Double doors opening to garden. Vertical radiator.

From the kitchen farmhouse door to utility room.

Utility room: Tiled flooring. Radiator. Door to garden. Wall mounted Worcester boiler. Base units with laminate worktop. Built-in stainless steel sink unit, water softener. Plumbing and space for washing machine and dryer. Door to cloakroom.

Cloakroom: Low level WC. Tile splashback. Window. Control panels and electric fuse box.

First Floor

Landing: Window to rear. Access to loft via pull down ladder.

Bedroom one: Good size double bedroom. Window overlooking open fields. High quality built-in double wardrobes. Storage cupboard. Radiator.

Bedroom two: Good size double bedroom. Window overlooking open fields. High quality built-in double wardrobes. Radiator.

Bedroom three: Good size single room with window overlooking open fields. Radiator.

Bathroom: Refitted white suite comprising of low level WC, wash handbasin with built-in storage compartments and P-shaped bath with rainfall shower and separate shower attachment. Heated towel rail. Tiled flooring. Tiling to splashback areas. Window to rear.

Agents Note

Oak effect laminate wood flooring throughout the ground floor except the utility room.

UPVC double glazing.

Solar Panels which provide electricity to National Grid which is then refunded back to the property owner. LPG gas tank services the heating and hot water.

Outside

Large driveway for approximately 7/8 vehicles, partly paved the rest is laid to shingle. Pathway to front door, leading to larger patio area which enjoys views to the front of the property over open countryside. Flower and shrub borders. Three gated access points. The frontage is enclosed mostly by low level close board fencing with double gates for vehicles and singular gate for visitors.

Double garage of prefabricated concrete construction with tin roof. Two metal up and over doors. Power and light connected.

Summerhouse built of timber construction with power and light connected. Single glazed wooden windows to both side aspects and to front. Double doors opening onto decking area.

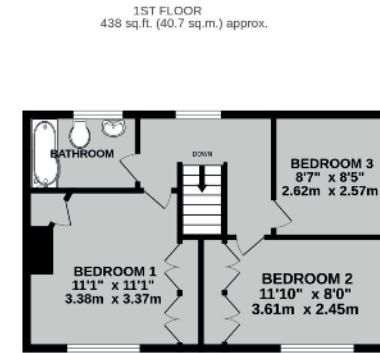
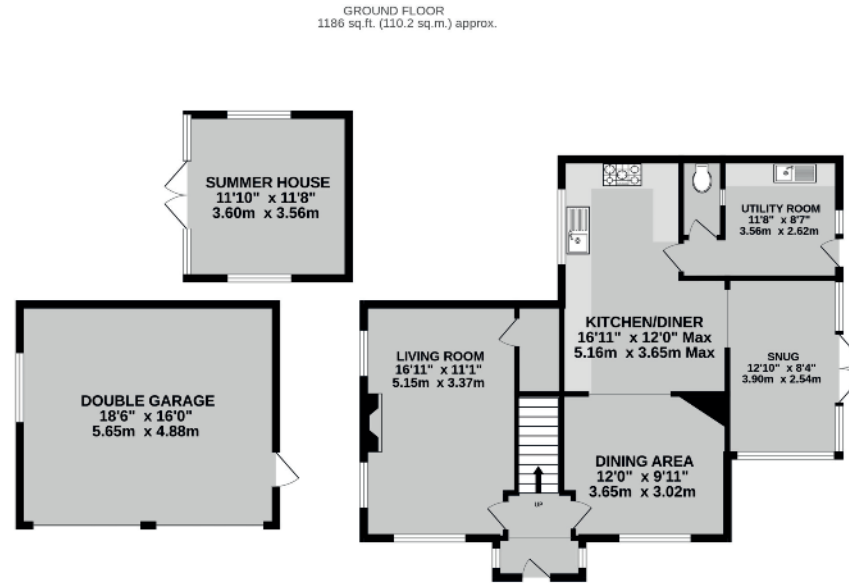
Garden mostly laid to lawn enclosed by close board fencing. Decked seating area with timber balustrades and rope. Fenced area housing LPG gas tank. Pergola with seating area. Raised planters. Further large patio area with shingle borders. Outside power point. Gated access. Area laid to artificial grass with large L-shaped seating area with raised railway sleeper planter, enclosed by close board and low level picket fencing. Outside tap.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL FLOOR AREA: 1624 sq.ft. (150.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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Viewing: Through appointment with Stanbra Powell

