



9 Church Street, Barford St Michael, Banbury, OX15 0UA
£350,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings



An extremely well presented, stone cottage located in the heart of this unspoilt village approximately 6 miles south west of Banbury.

**Hallway | Living Room | Dining Room | Kitchen |
Three Bedrooms | Bathroom | Private rear
garden | Garden to front | Garage to rear | Oil
fired heating**

Offered with no onward chain, a three bedroom end of terraced property, providing well proportioned accommodation throughout. The cottage is complemented by a private rear garden.

Ground Floor:

Front door leads to:

Entrance Hall: Stairs leading to first floor.

Living Room: Feature cast iron log burner. Window to front aspect.

Dining Room: sliding patio doors giving access to rear garden

Kitchen: Range of contemporary wall and base units. complementary wok surfaces. Tiling to splash back areas. Integrated electric hob and oven. Space for fridge/freezer. Space for cooker. Understairs storage cupboard housing oil fired boiler for domestic hot water and central heating. Window overlooking garden. Door leading to garden.

First Floor:

Landing. Airing cupboard housing hot tank and immersion heater. Access to loft which provides potential to convert, subject to necessary planning permissions.

Bedroom One: Double bedroom to front aspect having elevated views over the village and countryside. Fitted Wardrobes.

Bedroom Two: Double bedroom to rear aspect.

Bedroom Three: Single bedroom to front aspect. Fitted wardrobe.

Bathroom: Modern white suite comprising of paneled bath with shower unit over, pedestal hand basin and low level WC. Tiling to splash back areas. Tiled floor and towel rail.

Outside:

Rear garden: Enclosed, private rear garden laid to lawn. Flowers, shrubs and bushes. Patio area. Oil tank. Pathway to side providing access to front aspect. Gate to rear.

Garage to rear: Brick built single garage with meal up and over door.

Garden to front: Laid to lawn with staggered steps leading to front door.

Services: All with exception of mains gas.

Council Tax Banding: C

Authority: Cherwell District Council

Directions: From Banbury Cross proceed south on South Bar and take the right turn into the Bloxham Road (A361). Continue through the village of Bloxham and just before leaving the village turn left onto the Barford Road and continue along to Barford-St-Michael. Upon entering the village turn right into Lower Street and Church Street is the third left hand turn.

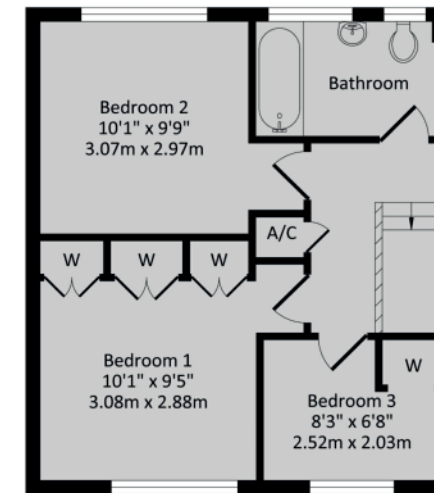
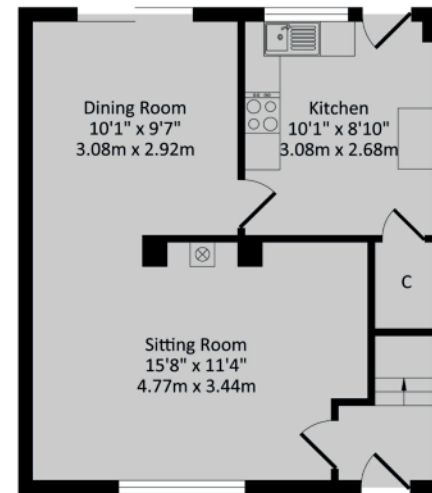
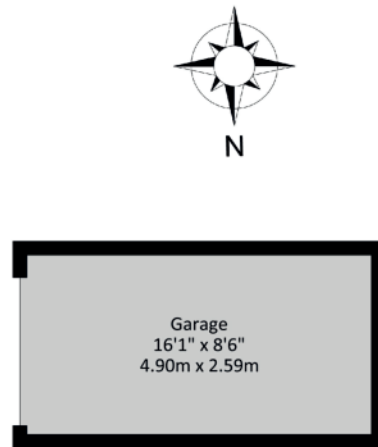
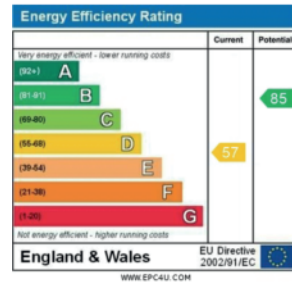




Garage
 137 sq.ft. (12.70 sq.m.) approx.

Ground Floor
 407 sq.ft. (37.80 sq.m.) approx.

First Floor
 407 sq.ft. (37.80 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 951 sq.ft. (88.30 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Important Agent's Note All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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