



The Cottage, Wykham Lane, Broughton, Banbury OX15 5DT
£575,000

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





*A substantial non-estate village home
complemented by a generous size rear garden*

Entrance hall | Ground floor shower room | Living room |
Separate Dining room | Kitchen/breakfast room
| Snug/Bedroom four | Utility and Store room (formerly
garage) | Three first floor bedrooms | Large landing (part
of landing formerly a bedroom) | Bathroom | Mature and
established rear garden | Large insulated timber workshop
| Large garden/office room | Views overlooking farmland to
rear | Ample off road parking | Garden to front

Providing excellent size and versatile accommodation
throughout, an individual enlarged three/four bedroom
detached house backing onto farmland, offered in good
decorative order throughout.

Ground Floor

Porch.
Front door.

Spacious entrance hall: Stairs rising off to first floor. Amtico
flooring.

Ground floor shower room: White suite comprising of low level
WC, wall mounted handbasin and fully tiled double width shower
cubicle. Further tiling to splashback areas. Extractor fan.

Snug/bedroom four: Window to rear aspect.

Dining room: Window to front aspect. Cupboard housing Ideal
Logic boiler for domestic hot water and central heating. Amtico
flooring. Door through to living room.

Living room: Window to rear aspect. Amtico flooring.

From the dining room steps down to kitchen/breakfast room.

Kitchen/breakfast room: To rear aspect with countryside views.
Inset sink unit and drainer. Comprehensive range of wall and
base units. Ample work surfaces. Feature island unit. Integrated
4 ring Neff induction hob with extractor over. Stainless steel
Neff double oven and grill and warming plate. Free space and
plumbing for dishwasher. Space for fridge/freezer. Tiling to
splashback areas. Tiled flooring. Door giving access to rear
garden.

From the hallway is a walkway through to **store room** (formerly
part of the garage) with tiled flooring. Double doors to front
aspect. Access to a loft. Door through to utility area.

Utility area: Belfast sink. Free space and plumbing for
washing machine and tumble dryer. Range of wall units.
Matching tiled flooring.

First Floor

Spacious landing, part of this landing was a bedroom now
currently used as a reading/study area. Two windows to
front aspect. Access to loft.

Master bedroom: Generous double bedroom to rear with a
comprehensive range of fitted wardrobes. This bedroom
overlooks farmland.

Bedroom two: Generous double bedroom to rear aspect.
Fitted wardrobes. Views over farmland.

Bedroom three: Double bedroom.

Bathroom: Contemporary white suite comprising of tiled bath
with mixer tap shower unit over, pedestal handbasin and low
level WC. Complementary tiling to splashback areas. Shaver
socket and light.

Agents Note

UPVC double glazing.
Gas radiator heating with radiators in all rooms.

Outside

Rear garden: Fully enclosed. Predominately laid to lawn.
Fencing and hedgerow to boundaries. Substantial patio area.
Large ornamental pond. Pergola of timber construction with
tiled roof and two Velux windows. Outside lights. Outside
tap. Pathway with access to front via wooden gate. The
garden measures approximately 65 ft in length x 40 ft width.
Gate to rear of the property giving access to farmland.

Insulated workshop of timber construction with double
glazed windows and doors. Light and power connected.

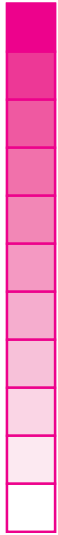
Substantial home office/garden room: Three double glazed
windows overlooking garden. Wood flooring. Light and
power connected. This room is ideal for a home office.

Front: Driveway providing off road parking for several
vehicles. Pathway to front door. Flower beds, shrubs, bushes
and tree. Outside lights.

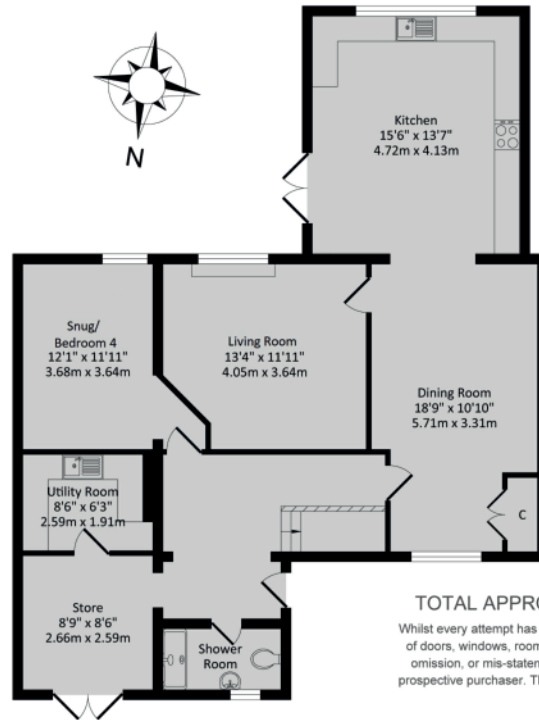
Services: All Council Tax Banding: D
Authority: Cherwell District Council



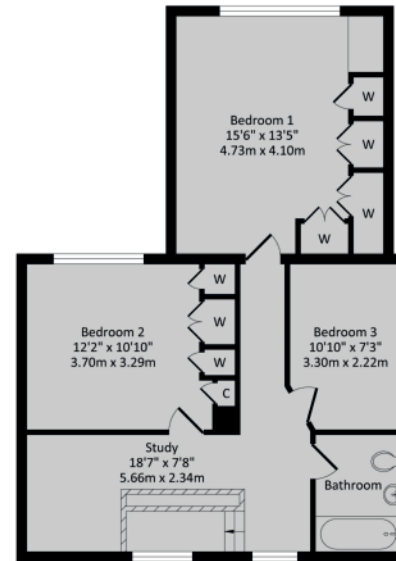




Ground Floor
1000 sq.ft. (92.90 sq.m.) approx.



First Floor
677 sq.ft. (62.90 sq.m.) approx.



Outbuilding
335 sq.ft. (31.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1812 sq.ft. (168.90 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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 68 | 77 |
| EU Directive 2002/91/EC | | | |
| WWW.EPC4U.COM | | | |

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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