



Home Nurseries, Sulgrave Road, Greatworth, Oxon OX17 2FH
Guide Price £1.65000

**Stanbra
Powell**

Estate Agents
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Property Lettings





An individual professionally built stone detached bungalow set in an overall plot of approximately 11 acres of land. The bungalow was built in 1990 and provides excellent size accommodation throughout, set within the edge of the rural village of Greatworth approximately 8 miles east of Banbury.

Reception hall | Inner hallway | Living/diner | Conservatory | Kitchen/breakfast room | Utility | Master bedroom with en-suite, two further bedrooms | Bathroom | Oil fired heating | Solar Panel heating | Double garage | Block paved driveway | Outside WC | Outside office

Accommodation

Front door leads to spacious reception hall. Walkway to inner hallway. Comprehensive range of fitted cupboards. Airing cupboard housing hot tank and immersion heater. Double doors giving access to living/diner.

Living/diner: Feature brick built Inglenook style fireplace with open hearth. Windows to front and side aspects. Serving hatch. Double doors giving access to conservatory.

Conservatory: Brick construction with polycarbonate roof. Windows overlooking gardens and ornamental pond. Doors giving access to patio.

Kitchen/breakfast room: Bowl and a half inset sink unit and drainer. Comprehensive range of shaker style wall and base units. Ample work surfaces. Integrated fridge/freezer. Integrated 4 ring electric hob with extractor over. Integrated dishwasher. Stainless steel double oven and grill. Window overlooking pond. Door through to utility. Door to patio.

Utility: Free space and plumbing for washing machine. Stainless steel inset sink unit and drainer. Range of wall and base units. Further storage cupboards. Compression tank for water which pumps water through the bungalow. Access to main bungalow loft. From the hallway door to master bedroom.

Master bedroom: Generous double bedroom with comprehensive range fitted wardrobes. Door through to en-suite.

En-suite: Contemporary white suite comprising of double walk-in shower unit, wall hung handbasin with storage and low level WC. Heated towel rail. Complementary tiling to splashback areas. Window to side aspect.

Bedroom two: Double bedroom to front aspect.

Bedroom three: Double bedroom to rear aspect.

Bathroom: White suite comprising of panelled bath with thermostat shower unit over, pedestal handbasin and low level WC. All walls are fully tiled. Heated towel rail.

Agents Note

All windows are double glazed.

Oil fired central heating. Oil fired boiler is approximately 4 years old. The boiler was replaced together with all radiators and necessary pipe works.

The property benefits from Solar Panel heating, which generates approximately £2000.00 income per annum.

Septic tank.

Borehole hole to rear of the property which supplies water for the bungalow which is pumped via the compression tank.

The permission for development stated the following:
There is an agricultural tie and it is imposed by virtue of a planning permission dated 17th November 1988, further information upon request.

Outside

Front: Lawn area to front of the bungalow which measures approximately 60 ft x 125 ft. Mature and established trees providing a good degree of privacy. Septic tank is located here.

Outside WC: Low level WC. Wall mounted handbasin.

Outside office with door and window. Light and power.

Further outside WC and handbasin. Ground floor Worcester oil fired boiler for domestic hot water and central heating.

Attached double garage with electric remote control up and over door. Light and power connected. Door to rear. Access to loft. Isolator and controls for the Solar Panel system.

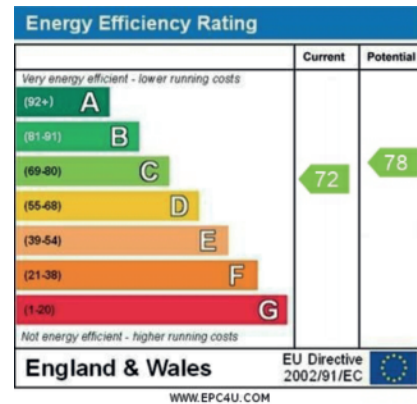
Block paved driveway providing off road parking for several vehicles.

To the side of the property (adjacent to conservatory) is large ornamental pond. Patio area. Further areas laid to lawn. Shrubs, hedgerow and bushes.

Council Tax Banding: F
Authority: South Northants Council







TOTAL APPROX. FLOOR AREA 2323 sq.ft. (215.80 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 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.

Viewing: Through appointment with Stanbra Powell



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