



Connells

Church Close
Great Bourton Banbury



Property Description

The house is situated on a 'no through road' with just 10 homes in the cul-de-sac and situated in the popular village of Great Bourton. The house briefly comprises: large entrance vestibule, sitting room, dining room, office, cloak room, kitchen and utility room.

Upstairs, you will find a master bedroom with en-suite, three further double bedrooms, all with wardrobes and a family bathroom.

Externally, the house boasts a double garage with driveway. The gardens are a very good size and are well stocked with a mixture of flowers and shrubbery.

To truly appreciate the size and condition of this property, an early viewing is highly recommended to avoid disappointment.

Entrance Hall

13' 1" x 11' 5" (3.99m x 3.48m)

A large light and airy good size entrance hall with stairs rising to the first floor and access to ground floor rooms. radiator.

Cloakroom

Double glazed window to the side aspect. Suite comprises of a low level wc and vanity wash hand basin.

Study

8' 10" x 8' (2.69m x 2.44m)

Double glazed window to the front aspect. Radiator.

Lounge

15' 1" x 14' 2" (4.60m x 4.32m)

double glazed window to the front & side aspect, radiator. Archway into Dining area.

Dining Room

12' 5" x 8' 4" (3.78m x 2.54m)

With sliding doors into the conservatory and door into Kitchen. Radiator.

Kitchen

16' 6" x 11' (5.03m x 3.35m)

Two double glazed windows to the rear aspect. A good size kitchen with a range wall and base mounted units for ample kitchenware, Worksurfaces over and incorporating a double stainless steel sink unit with tile surrounds. Integrated Ceramic hob with Oven. Integrated dishwasher. Door to Utility. Radiator.

Utility Room

Door leading out to the side garden. Double glazed window to the rear aspect. A range of units with Belfast style sink. Ceramic tiled floor

Conservatory

19' 6" x 9' 2" (5.94m x 2.79m)

Of upvc construction over looking the rear garden. Tiled flooring and sliding door the rear garden and door to the side.

First Floor

Bedroom One

11' 6" x 11' 2" (3.51m x 3.40m)

Double glazed window to the front aspect. Door into Bathroom En-suite. Built in Wardrobe, radiator.

Bathroom En-Suite

Double glazed window to the front aspect. Suite comprises of a paneled Jacuzzi bath, wash hand basin and low level wc. Shaver point and radiator.

Bedroom Two

11' 5" x 10' 5" Plus door recess (3.48m x 3.17m Plus door recess)

Double glazed window to the front

aspect. A number of be-spoke fitted wardrobes and storage units. Radiator.

Bedroom Three

10' 3" x 9' 5" (3.12m x 2.87m)
double glazed window to the rear aspect. Built in Wardrobe and radiator.

Bedroom Four

11' 1" x 8' 1" (3.38m x 2.46m)
Double glazed window to the rear aspect. Built in wardrobes and radiator.

Bathroom

double glazed window to the rear aspect. A white suite comprising of a paneled bath, vanity wash hand basin and low level wc with ceramic tiling to all walls. Towel radiator.

Outside

Front Garden

Set back from the road with double width driveway leading to Double garage. Mainly laid to lawn with flower & Shrub borders. Large front patio with archways style surround.

Double Garage

17' 2" max x 16' 9" (5.23m max x 5.11m)

Rear Garden

A good size and enclosed rear garden mainly laid to lawn.

Great Bourton

Great Bourton is conveniently located to Banbury and close enough to the countryside for walks and cycling along the many bridleways and footpaths. The M40 motorway is approximately 3 miles away, making it just a short journey to the main link between Birmingham and London.

With close links with neighbouring Little Bourton and Cropredy, the village has access to the thriving pub, primary school, doctors and village shop. Great Bourton offers the ideal location of village life but is close enough to main connections for easy living.

Banbury c. 3 miles

Chipping Norton c. 16 miles

Bicester c. 19 miles

Oxford c. 31 miles

Birmingham c. 53 miles

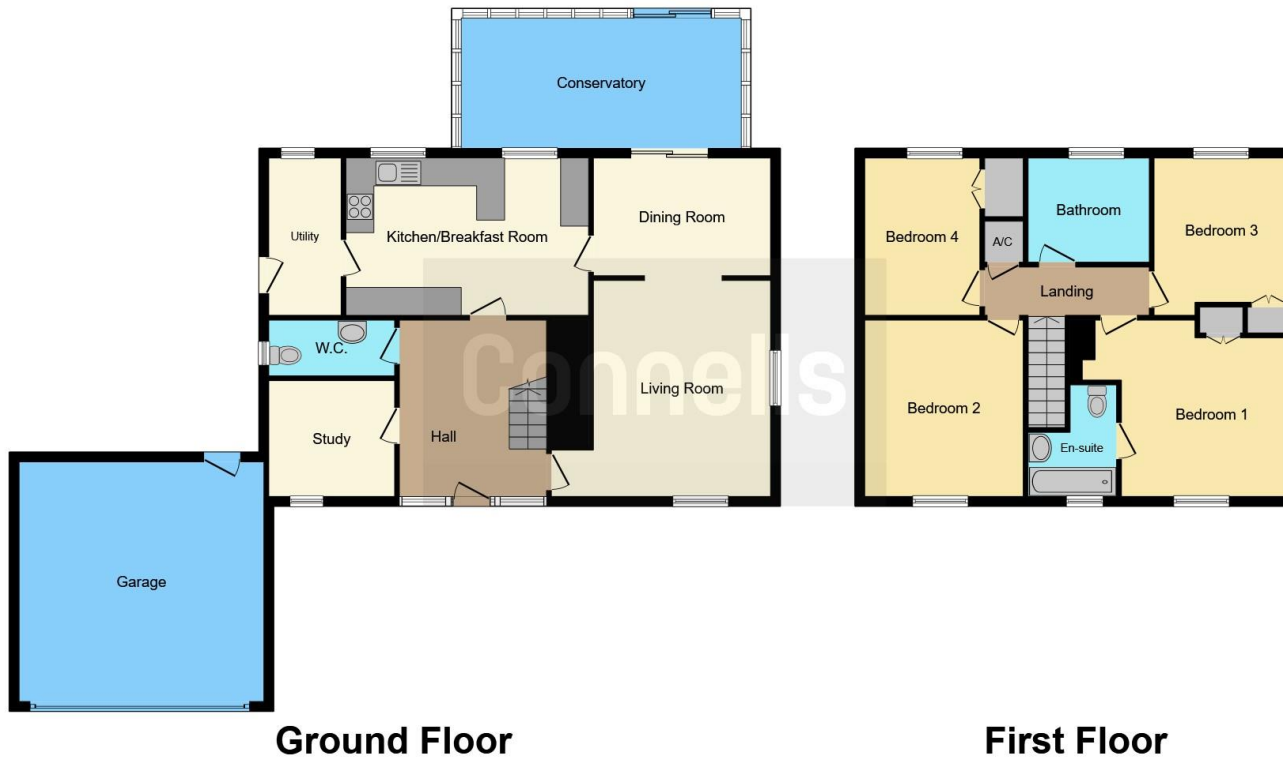
London c. 79 miles

M40 Access c. 3 miles

Key Features:

- Good size property
- Main Bedroom with Bathroom-Ensuite
- Two reception rooms and a Study
- Double garage
- No Chain with Vacant possession
- Kitchen and Utility Room
- Views to the rear aspect
- Enclosed rear garden





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

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Tenure: Freehold



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