



Connells

Bluebell Cottage Ivy Lane
Shutford Banbury



Property Description

This charming stone cottage for those whom are seeking a quiet countryside location with easy access to the Cotswolds in a property that is ready to move into.

Bluebell Cottage is situated amongst a small development of only three properties within this desirable village which was built in 2018 so enjoys the feel of a lovely spacious cottage with the benefits of modern living

11' 8" x 18' 1" max (3.56m x 5.51m max)

A fitted Kitchen offering a range of wall and base mounted units with worksurfaces over and incorporating an inset one and a half bowl sink and drainer with a window overlooking the rear garden and French doors giving access to the rear garden. Integrated stainless steel oven and microwave, induction hob with cooker hood over. Space & plumbing for washing machine. Integrated slimline dishwasher, fridge/freezer, and wine fridge. Space for a dining table.

First Floor

Entrance Hall

Access to ground floor rooms and oak engineered flooring with understairs storage.

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From the entrance hall stairs with oak balustrades and handrails rise to the first floor.

Landing gives access to two double bedrooms and the family bathroom. Loft hatch to the roof space. Doors give access to:

Cloakroom

Comprises of a white suite with vanity wash hand basin and low level wc. Extractor fan.

Bedroom One

13' x 9' 3" (3.96m x 2.82m)

A double bedroom with a built-in wardrobe and a recess. two windows to the front.

Lounge

12' 8" x 11' 8" (3.86m x 3.56m)

Double glazed window to the front and side aspect. Oak engineered flooring and a lovely woodburner from Clearview Stoves,

Bedroom Two

9' 8" x 9' 7" (2.95m x 2.92m)

A double bedroom with a window to the rear aspect.

Kitchen/Diner

Bathroom

9' 5" x 7' 9" (2.87m x 2.36m)

A great size bathroom with a three piece white suite comprising paneled bath with shower over, chrome mixer tap, vanity unit with inset wash hand basin, W.C. Chrome towel radiator and extractor fan. Skylight.

Outside

Front Garden pathway leading to the front door with outside light.

Rear Garden landscaped with a patio accessed from the Open Plan Kitchen/Dining Room, ideal for outdoor seating and barbecues where you can take advantage of the afternoon and evening sun, with the remainder to lawn being enclosed with stone walling and high timber fencing to remainder of boundaries offering a great degree of privacy. Outside light and power point. Outside tap. Air Source Heat Pump. Pathway to Gated rear access leading to:

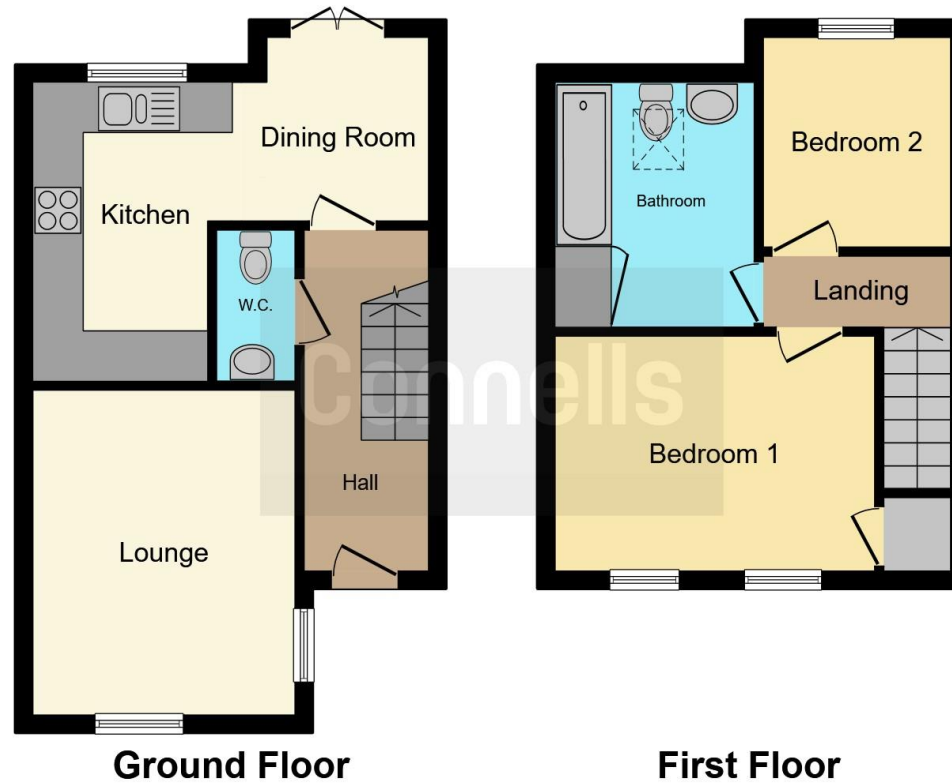
A private driveway gives rear access to the parking areas for the three cottages in this select development

Allocated Parking for two motor vehicles.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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