



Connells

Chestnut Road  
Mollington Banbury





## Property Description

A detached, secluded, double fronted cottage, located in this lovely village of Mollington. This attractive red brick property is presented in excellent order throughout and a wrap around garden with beautiful plantings and a stream to the rear of the property.

This lovely home has spacious living accommodation on the ground floor, two sizeable double bedrooms upstairs with a modern family bathroom. The property offers reception hallway, living room with an open fire, leading through to a conservatory. The dining room is open plan to the kitchen, which has a utility area, and downstairs cloakroom, with door leading to the private garden which has a tranquil stream running through. There is oil central heating system and a single garage, along with off road parking.

This charming cottage perfectly blends character features with practical living and is superbly situated to enjoy the peaceful surroundings of Mollington while remaining close to the amenities of Banbury and excellent transport links.

## Lounge

16' 3" x 14' 9" ( 4.95m x 4.50m )

Double glazed window to the front aspect, sliding patio doors to conservatory. Open fireplace and radiator.

## Conservatory/Sunroom

8' x 7' 1" ( 2.44m x 2.16m )

Overlooking the rear garden.. Of brick and uPVC construction with door leading out.

## Kitchen/Dining Room

16' 3" max x 16' ( 4.95m max x 4.88m )

Double glazed window to the front aspect and two double glazed windows overlooking the rear , this modern kitchen/Diner flows with a large central island, then a range of bespoke wall and base mounted units with worksurfaces over and incorporating a double Belfast ceramic sink with wooden worktops. The area then wraps around to the Utility area with space for a large American style Fridge freezer and plumbing and space for washing machine.

## Inner Lobby

Access to garden and cloakroom

## Cloakroom

Comprises of a low level wc and wash hand basin. Central heating boiler.

## First Floor

## Entrance Porch

## Entrance Hall

Access to ground floor rooms and stairs rising to the First Floor.

## Landing

Double glazed window to the rear aspect

## Bedroom One

14' 5" x 10' 9" ( 4.39m x 3.28m )

Double glazed window to the front aspect and skylight window to the rear aspect. Eaves storage cupboards, exposed beams and radiator.

## Bedroom Two

14' 5" x 9' 4" ( 4.39m x 2.84m )

Skylight window to the rear aspect, eaves storage and radiator.

## Bathroom

Double glazed window to the front aspect, suite comprises of a low level wc, wash hand basin and paneled bath with shower.

## Outside

A beautifully private garden, where a tranquil stream meanders through, creating a truly serene outdoor retreat with a large number of plantings and seating area to enjoy this secluded and in the valuers opinion a beautiful picture perfect garden.

Just before the gated access to the plot there is a single garage with parking in front.

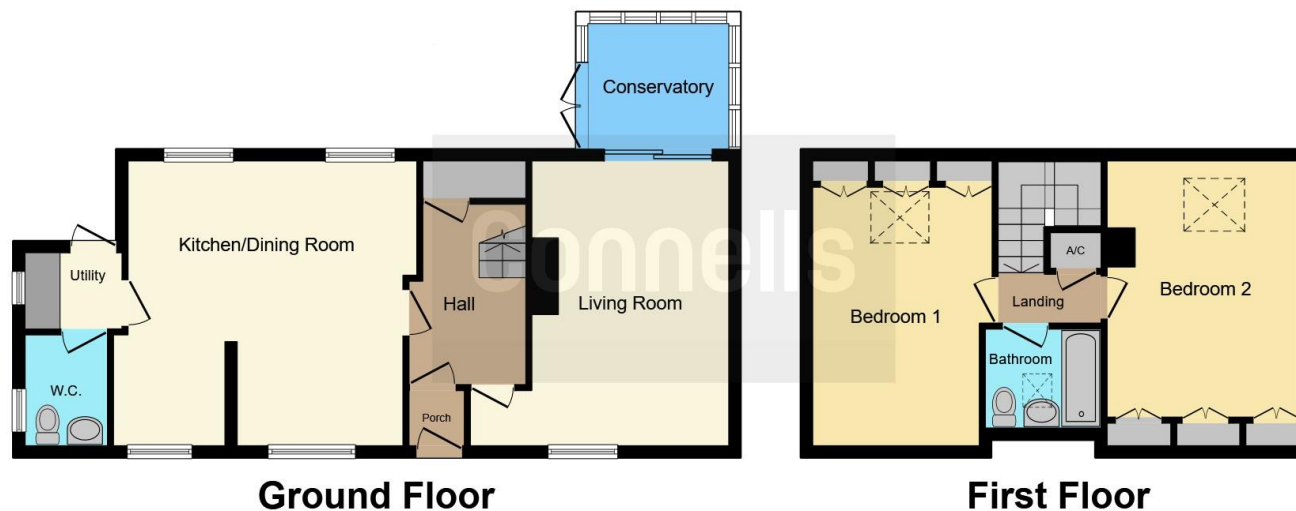












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33 Bridge Street  
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EPC Rating: Council Tax  
 Awaited Band: E

Tenure: Freehold

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Property Ref: BAN308419 - 0002