

**Agents Note**

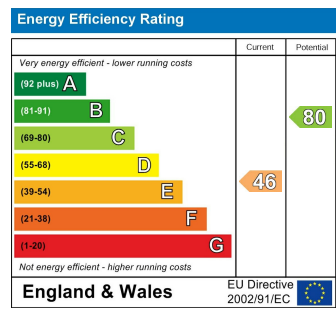
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

**Survey & Valuation**

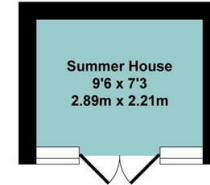
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

**Referral fees**

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.

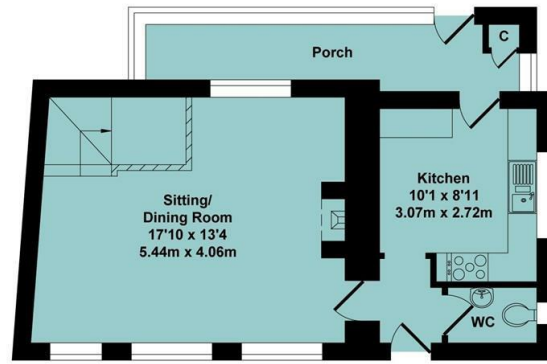


Shed  
Approx. Floor Area 73 Sq.Ft. (6.80 Sq.M.)

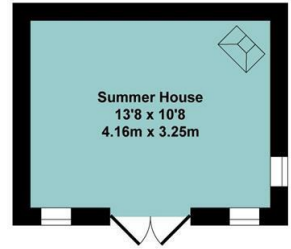
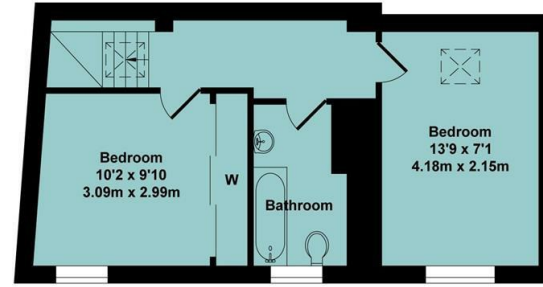


Summer House  
Approx. Floor Area 214 Sq.Ft. (19.90 Sq.M.)

Ground Floor  
Approx. Floor Area 481 Sq.Ft. (44.70 Sq.M.)



First Floor  
Approx. Floor Area 388 Sq.Ft. (36.0 Sq.M.)



Total Approx. Floor Area 1156 Sq.Ft. (107.40 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Molly Cottage, Chapel Lane  
Little Bourton



# Molly Cottage, Chapel Lane, Little Bourton, Oxfordshire, OX17 1RQ

## Approximate distances

Banbury 2 miles  
Southam 8 miles  
Oxford 25 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 19 mins

## A BEAUTIFULLY PRESENTED TWO BEDROOM STONE COTTAGE WITH DRIVEWAY AND SOUTH FACING REAR GARDEN

Entrance hall, sitting room, kitchen, two double bedrooms, bathroom, downstairs WC, lean-to, rear garden, driveway. Energy rating E.

£370,000 FREEHOLD



## Directions

From Banbury proceed along the Southam Road (A423). Having left the edge of the town proceed for approximately 1½ miles until the right hand turning for Little Bourton is reached. Having turned here continue along Chapel Lane for approximately 200 metres and the property will be found on the right hand side.

## Situation

LITTLE BOURTON is located approximately two miles to the north of Banbury with easy access to the M40 motorway. In the nearby villages of Great Bourton and Cropredy there are facilities including schooling, inns, village store and post office.

## The Property

MOLLY COTTAGE is an attractive stone built cottage in a popular village location within a 10 minute drive of Banbury town centre and the M40. Character features include window seats, exposed beams and wood floors.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- \* Entrance hall with door to kitchen and downstairs WC, step down to the sitting room.
- \* A pleasant and very cosy sitting room with wood floor, exposed beam, two window seats, wood burner with brick surround and stairs rising to first floor.
- \* Kitchen comprising a range of wooden units with worktop over, space for range cooker, oil fired central heating boiler, barn door opening to lean-to which runs along the back of the property and has a storage cupboard and door.
- \* Downstairs WC fitted with WC, wash hand basin and window.
- \* Landing with skylight allowing in lots of light, exposed beams.
- \* The master bedroom is a double with high ceilings with exposed beams, window to front and skylight allowing in lots of light,

- \* The second bedroom is also a double with built-in wardrobes and access to the loft.
- \* Bathroom with high ceiling fitted with a suite comprising bath, WC, wash hand basin, window, heated towel rail,
- \* Spacious south facing rear garden with patio and astroturfed area ideal for table and chairs. South facing summerhouse. Shed with power and light and further storage shed behind.
- \* Driveway parking with cupboard housing the oil tank.

## Services

All mains services are connected with the exception of gas. The oil fired boiler is located in the kitchen and the oil tank can be found in the cupboard on the driveway.

## Agent's note

There are various shared rights of way over the gravelled areas and pathway at the rear of the property.

## Local Authority

Cherwell District Council. Council tax band C.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

## Energy rating: E

A copy of the full Energy Performance Certificate is available on request.