

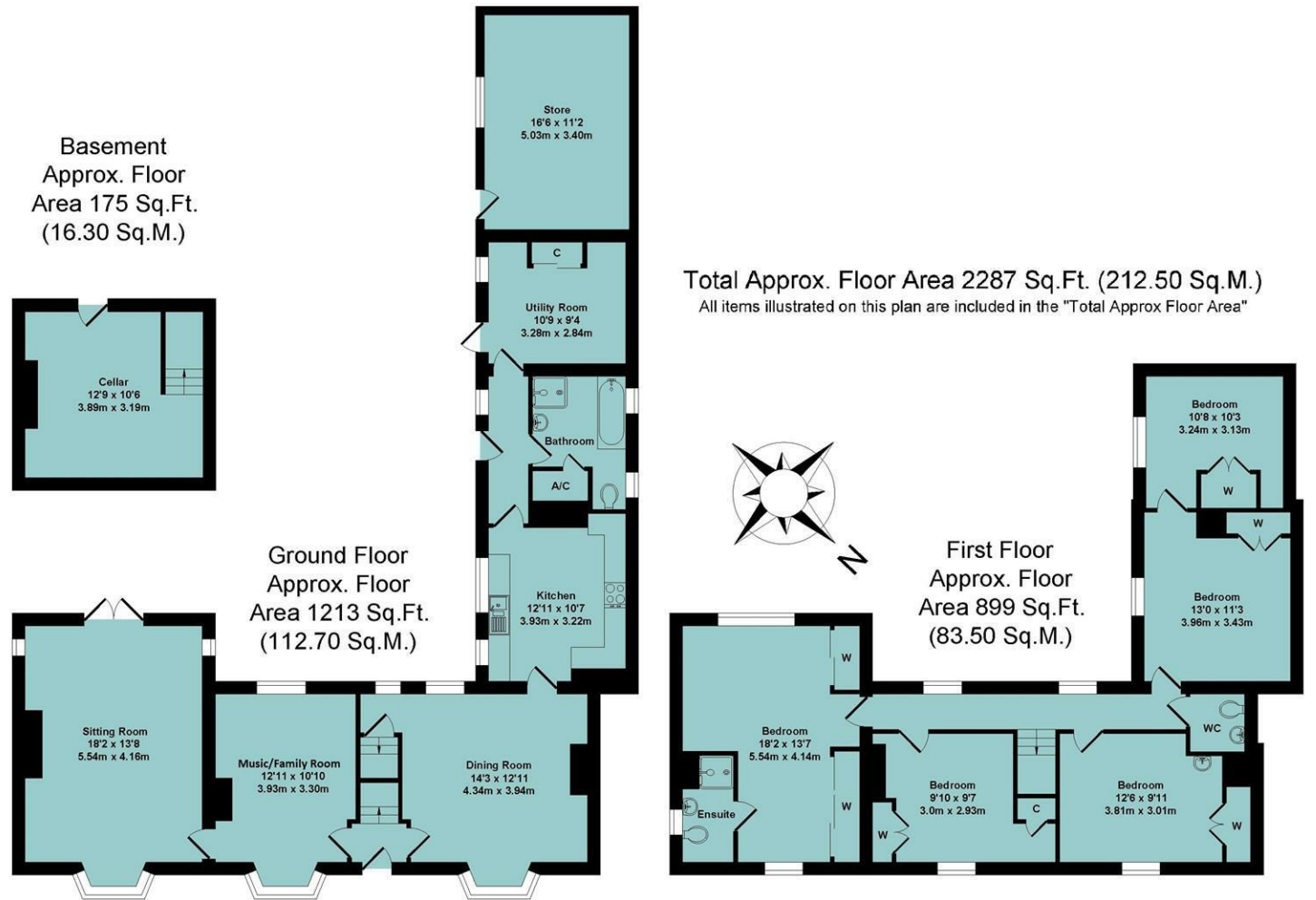
Agents Note

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		27	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
 31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



Orchard Cottage, 5 Mount Pleasant
 Wardington



Orchard Cottage, 5 Mount Pleasant, Wardington, Oxfordshire, OX17 1SL

Approximate distances

Banbury 5 miles
 Junction 11 (M40 motorway) 4 miles
 Oxford 26 miles
 Stratford upon Avon 29 miles
 Leamington Spa 18 miles
 Brackley 12 miles
 Banbury to London Marylebone by rail approx 55 mins
 Banbury to Birmingham by rail approx 50 mins
 Banbury to Oxford by rail approx 17 mins

A HANDSOME SEMI DETACHED VICTORIAN HOUSE OCCUPYING A LARGE PLOT ON THE EDGE OF THE VILLAGE

Hall, sitting room, dining room, music/family room, kitchen, rear hall, bathroom, utility room, main bedroom with en-suite shower room, three/four further bedrooms, cloakroom, oil central heating, period features, off road parking, large mature southwest facing gardens extending to approx. 0.25 acres. Energy rating F.

£675,000 FREEHOLD



Directions

From Banbury proceed in a northerly direction toward Daventry (A361). Continue to Wardington and take the first turning on the right toward Upper Wardington. Continue along Mount Pleasant and the property will be found before leaving the village on the right hand side and can be recognised by our "For Sale" board.

Situation

Wardington is a picturesque stone-built village located in unspoilt undulating countryside. Village amenities include a parish church, public house and village hall. The nearby town of Banbury provides more extensive shopping and leisure facilities. There is a range of well regarded state and private schools in the area including Chacombe primary school, Chenderit School, Carrdus, Winchester House, Bloxham School and Tudor Hall. Communication links are excellent with the M40 (J11) being only 4 miles away, Banbury station has regular trains to London Marylebone, Oxford and Birmingham.

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:

* A charming brick built Victorian house constructed circa 1856 and extended by the present vendors in the early 1990's.

* Period features include beams, fireplaces, bay windows and stripped pine doors.

* Scope to extend subject to planning permission.

* Spacious accommodation on two floors which requires modernisation.

* Triple aspect sitting room with large brick fireplace and open grate, bay window to front, windows to the side including one in stained glass and French windows opening to the garden.

* Music/family room with bay window to front, further window to the rear and fireplace with wooden surround.

* Dining room with bay window to front, fireplace with Victorian fire, window to rear overlooking the garden.

* Brick stairs lead from the dining room to the cellar which has reasonable height, power and light connected and part glazed door for ventilation.

* Kitchen with a range of white gloss units, two windows to the side, built-in oven and grill, ceramic hob, plumbing for dishwasher, space for fridge, beams, ceramic tiled floor.

* Bathroom fitted with a white suite comprising bath, separate shower cubicle, wash hand basin and WC, two windows, door to built-in laundry cupboard.

* Utility room with door to garden, plumbing for washing machine, space for tumble dryer and fridge/freezer, wash hand basin, extensive shelved storage cupboards, window.

* Large main double bedroom with a double aspect overlooking fields beyond the garden, fitted wardrobes, hatch to insulated loft with light connected, door to en-suite shower room fitted with a coloured suite comprising a fully tiled shower cubicle, wash hand basin and WC, window.

* Two further bedrooms with original Victorian fireplaces.

* First floor cloakroom fitted with a coloured suite comprising wash hand basin and WC.

* Fourth large double bedroom with window to side overlooking the garden and fields, door to built-in wardrobe and door to an optional fifth bedroom/office or dressing room with window to side overlooking the garden and fields, built-in cupboards, beams.

* Small lawned frontage with borders, path leading to the front door and gravelled parking area to the side with space for circa four vehicles.

* Gated access leads to the large southwest facing mature rear garden where there is a generous patio with raised beds adjoining, extensive lawns, well stocked borders, well maintained fruit trees, greenhouse, vegetable plot, large brick outbuilding suitable as a workshop or storage.

* Bordering land bequeathed for village use in perpetuity and forming part of a conservation area.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: F

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

