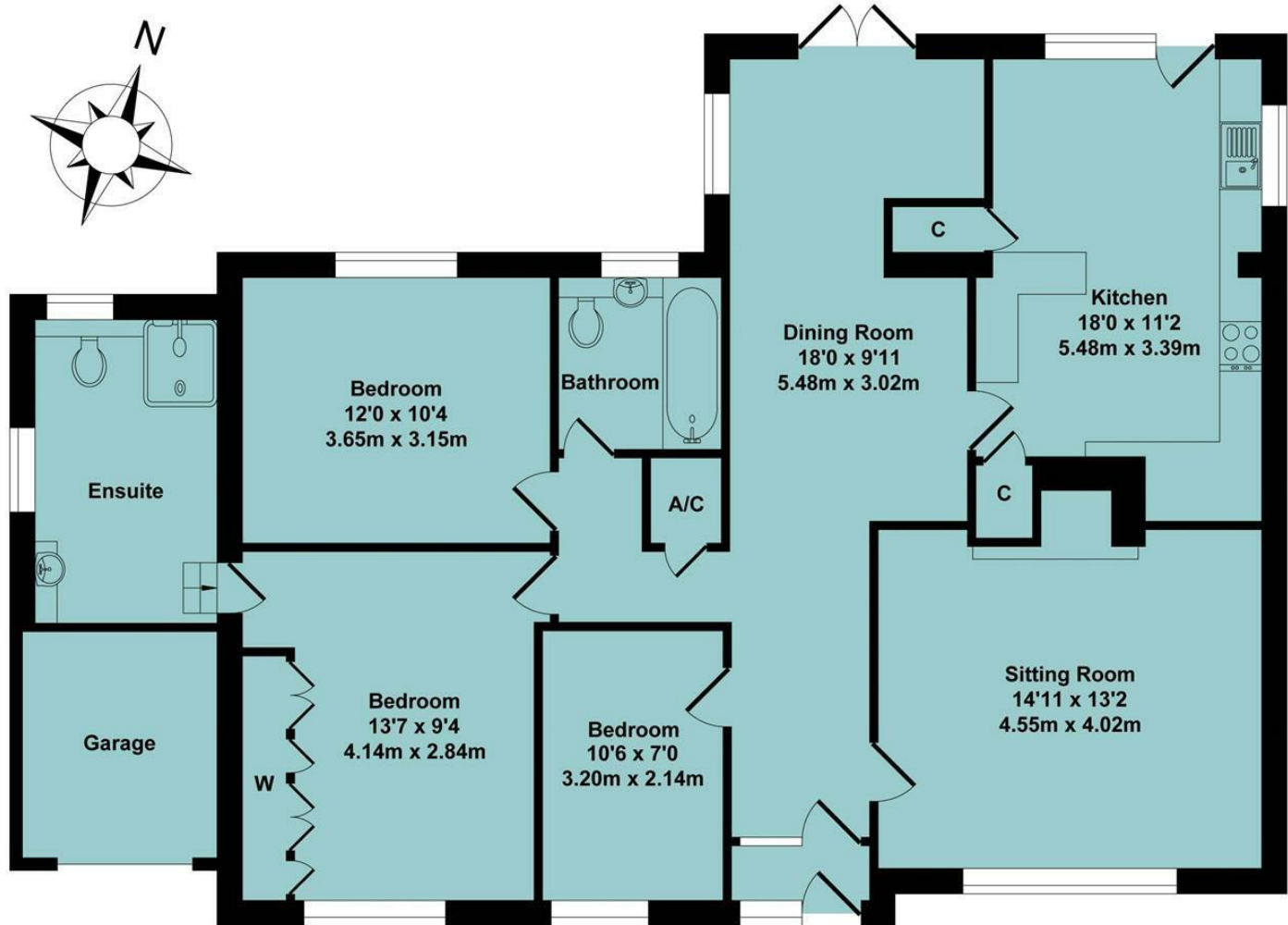


**Agents Note**

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.

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>37</b>	<b>52</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total Approx. Floor Area 1284 Sq.Ft. (119.30 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.



Rose Bank, Church Lane  
Mollington



# Rose Bank, Church Lane, Mollington, Oxfordshire, OX17 1AZ

## Approximate distances

Banbury 5 miles  
Southam 8 miles  
Junction 11 (M40 motorway) 6 miles  
Stratford upon Avon 22 miles  
Leamington Spa 15 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 SPACIOUS DETACHED NON ESTATE THREE BEDROOM BUNGALOW OCCUPYING A PLEASANT ELEVATED POSITION IN THIS POPULAR VILLAGE

Porch, hall, sitting room, dining/garden room, kitchen/breakfast room, main bedroom with large en-suite shower room, two further bedrooms, family bathroom, extensive driveway parking, store (former garage), garden to front, side and rear, solar panels on high tariff, no upward chain. Energy rating F.

£430,000 FREEHOLD



## Directions

From Banbury proceed in a northerly direction toward Southam and Coventry (A423). After approximately four miles turn left where signposted to Mollington and proceed into the village passing the pub on the right hand side and take the next turning right into Church Lane. Follow the road up the hill and as it levels out continue a little further and the property will be found on the right hand side and can be recognised by our "For Sale" board.

## Situation

MOLLINGTON is a charming village with an active community situated in attractive countryside just to the north of Banbury. Village amenities include a village hall, 18th century public house and Point to Point racecourse, while additional day-to-day needs can be met in the nearby village of Cropredy which benefits from a GP's surgery, shop, school and public houses. More extensive shopping and commercial facilities are available within nearby Banbury. The property is well located for state and private schools including St John's Priory School, The Carrdus at Overthorpe, Bloxham School, Tudor Hall School and Winchester House. Communication links are excellent with a railway station within the town centre and trains to London Marylebone in about 50 minutes and Birmingham New Street in 40 minutes respectively. Easy access to the M40 motorway at Junction 11. Birmingham Airport is less than 40 miles away.

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:

- \* Detached brick built bungalow with spacious accommodation occupying a pleasant non estate elevated position.
- \* Predominantly redecorated and re-carpeted.
- \* Porch and hall with airing cupboard housing hot water tank.
- \* Sitting room with large window to front and open fire place.
- \* Separate large dining/garden room with window to side, French doors to rear garden and glazed door to the kitchen.
- \* Open plan kitchen/breakfast room fitted with a range of white units incorporating a built in double oven, separate hob, space for fridge/freezer, plumbing for washing machine and dishwasher, sink, work surfaces, door to built in cupboard, door and window opening to the rear garden.
- \* Main double bedroom with window to front, built in wardrobes, door to large en-suite shower room with a modern suite comprising a large walk-in shower with overhead drench shower and hand held separate shower, semi recess wash hand basin, wc, two windows, heated towel rails and extractor.
- \* Second double bedroom with window to rear and built-in wardrobes, third single bedroom with window to front.

\* Family bathroom with a white suite comprising panelled bath with shower over and tiled surround, semi recess wash hand basin and wc, window.

\* Gardens to front, side and rear with a driveway providing extensive off road parking space for three or more cars and the blocked paved area extends to the front of the dwelling with space for a further two vehicles if required. This leads to the former garage which is now converted partially to create the en-suite shower room and for the provision of a store approached by the up and over door which has power and light connected and wall mounted inverter for the solar panels. Attractive mainly lawn front garden facing south with well stocked borders which is an ideal suntrap. A path and a lawn extends with borders to the side where there is enough space for a bin store area and leads to the rear garden where there is a large patio, steps up to an artificial lawn terrace with borders and summer house. At the back there is a high degree of privacy.

**Local Authority**  
Cherwell District Council. Council Tax Band E.

## Services

All mains services are connected with the exception of gas. There is electric central heating via radiators. Solar panels are fitted, owned and transferable to new owners with an attractive high tariff. The boiler is located in the kitchen.

## Viewing

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

\* Predominantly re-decorated and re-carpeted.

## Energy rating: F

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

