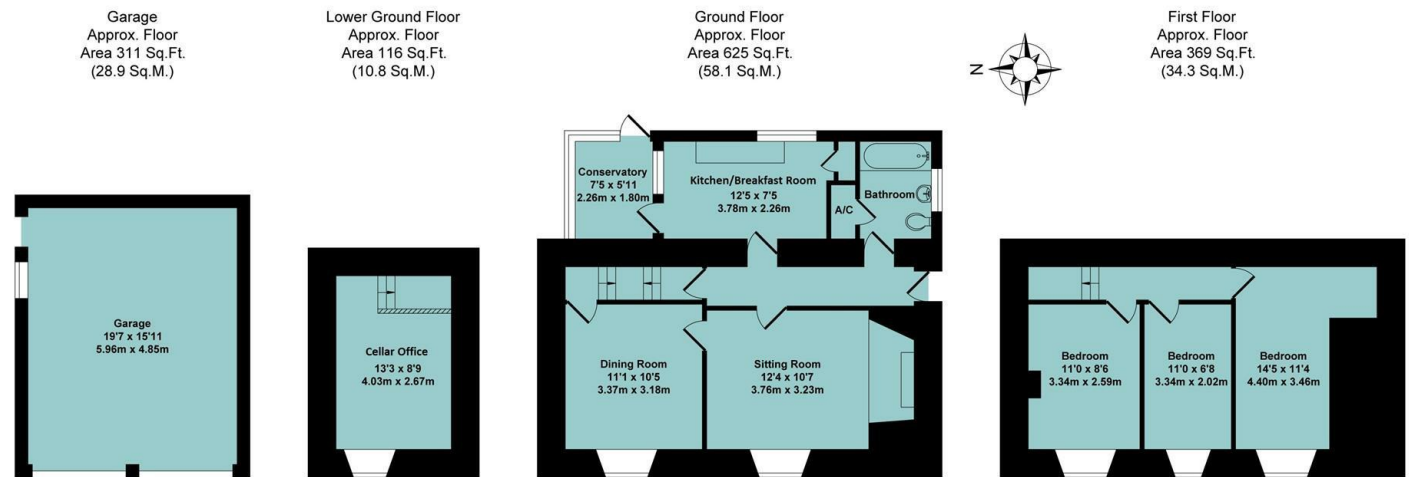


Agents Note

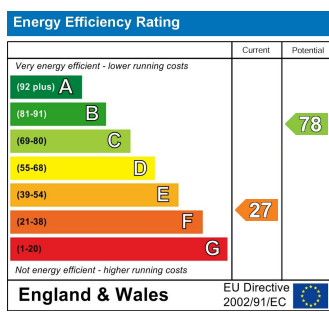
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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.



Total Approx. Floor Area 1421 Sq.Ft. (132.10 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



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.



**Manor Cottage, Church Lane
Shutford**



Manor Cottage, Church Lane, Shutford, Oxfordshire, OX15 6PG

Approximate distances

Banbury 5 miles
Shipston on Stour 8 miles
Oxford 28 miles
Stratford upon Avon 18 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.

A CHARMING STONE BUILT DETACHED COTTAGE WHICH REQUIRES RENOVATION AND STANDS IN A LARGE PLOT OCCUPYING A DELIGHTFUL SPOT IN THIS POPULAR VILLAGE WEST OF BANBURY

Hall, sitting room with inglenook, dining room, kitchen/breakfast room, utility, cellar, bathroom, three bedrooms, oil central heating, gardens to front and rear, double garage and off road parking. Energy rating F.

GUIDE PRICE £475,000 FREEHOLD



Directions

From Banbury proceed in a westerly direction towards Shipston-on-Stour (B4035). After approximately 2 miles turn right toward North Newington. Travel through the village and continue onto Shutford. Follow the road downhill into the village and turn left immediately past The George & Dragon into Church Lane. The property will be found after a short distance on the left hand side and can be recognised by our "For Sale" board.

Situation

SHUTFORD is a popular rural village just five miles West of Banbury. It comprises predominantly historic dwellings built almost entirely of local stone. Amenities in the village comprise an excellent public house/restaurant and a Church. There is a Post Office and shop in the nearby village of Sibford Ferris. Shutford and the surrounding area are exceptionally well served by both independent and local authority schools of first class performance and regard. There is the highly renowned Shenington Primary School within about a mile, one of the country's top inspection scoring schools in English, Mathematics and Science. The choice of other primary schools in the nearby villages of Wroxton, North Newington and Hornton may also be available. There is also the high performing independent Sibford School at Sibford Ferris and the well regarded co-educational Bloxham School both within a few miles. The M40 motorway can easily be reached either at junction 11 Banbury or at junction 12 Gaydon, both being approximately 6 miles distant.

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 rare opportunity to acquire a detached period stone built cottage in need of refurbishment.

* Manor Cottage offers great potential for improvement and extensions subject to planning permission. It occupies a desirable position in a backwater of this popular village.

* It has a generous plot with gardens to front and rear extending in all to approximately 0.2 acres.

* It is a charming property which has been a family home for many years having originally been constructed circa 350 years ago we believe and retains some original features including exposed beams and an inglenook fireplace.

* In addition to the two reception rooms there is a cellar which has been used as an office.

* There is a kitchen/breakfast room with adjoining lean-to utility room and the bathroom completes the ground floor accommodation.

* There are three first floor bedrooms.

* We believe that there may be scope to redevelop the double garage which is somewhat dilapidated subject to planning permission as required. Planning consent had been granted previously for garaging with studio over.

* No upward chain.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band E.

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.