

**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**

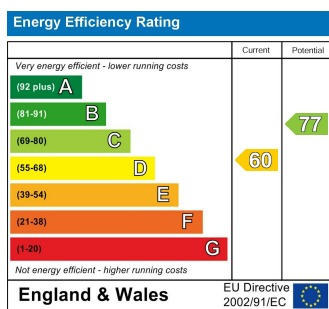
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Ground Floor  
Approx. Floor  
Area 1552 Sq.Ft.  
(144.2 Sq.M.)

Shed  
Approx. Floor  
Area 152 Sq.Ft.  
(14.1 Sq.M.)



**Total Approx. Floor Area 1704 Sq.Ft. (158.3 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.



5 Uplands Rise  
Little Bourton



## 5 Uplands Rise, Little Bourton, Oxfordshire, OX17 1RG

### 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 VERY WELL PRESENTED DETACHED BUNGALOW LOCATED AT THE END OF A NO THROUGH ROAD BACKING ONTO FIELDS**

**Porch, hall, sitting room, very large conservatory, open plan kitchen/dining room, utility room, large shower room/WC, two bedrooms and dressing room (formerly three bedrooms), bathroom, oil ch via rads, cavity wall insulation, uPVC double glazing, generous gardens, summer house and workshop, extensive driveway parking, garage with electric door, lovely outlooks. Energy rating D.**

**£450,000 FEREHOLD**



### Directions

From Banbury proceed in a northerly direction toward Southam (A423). After approximately 2 miles turn right where signposted to Little Bourton and follow the road into Chapel Street. Uplands Rise will be found as a turning to the right. The property will be found toward the end of the road on the left.

### 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.

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 modern brick built detached bungalow located at the end of a relatively small no through road.

\* Edge of village location backing onto farmland over which there are delightful rural views.

\* Very well presented and surprisingly spacious accommodation.

\* Generously proportioned living room and exceptionally large conservatory/garden room from where the lovely outlooks can be enjoyed of the garden and fields beyond.

\* Open plan kitchen/dining room with a range of modern fittings and a door opening to the utility room beyond which is a large shower room fitted with a modern suite recently upgraded with a self cleaning sliding door to the double shower cubicle and there is a fitted shelved cupboard alongside it.

\* Originally a three bedroom property with two doubles and a single it is currently used as two bedrooms with a dressing room but could quite easily be reinstated as a third bedroom.

\* Separate bathroom with a modern white suite.

\* Oil central heating via radiators and uPVC double glazing.

\* Well maintained level gardens which are of a good size and extend to side and rear from where the countryside views can be enjoyed and there is a spacious timber workshop/summerhouse with power and light connected, windows, French doors and a separate personal door.

\* Generous off road parking to the front on a block paved driveway with space for four vehicles and an electric remote control up and over door opens to the larger than average single garage with garden store at the rear.

### Services

All mains services are connected with the exception of gas.

### Energy rating: D

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

### Viewing

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

### Local Authority

Cherwell District Council. Council tax band D.