

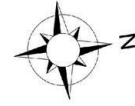
**Agents Note**

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.

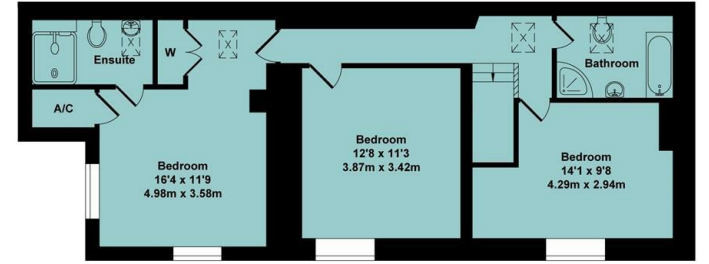
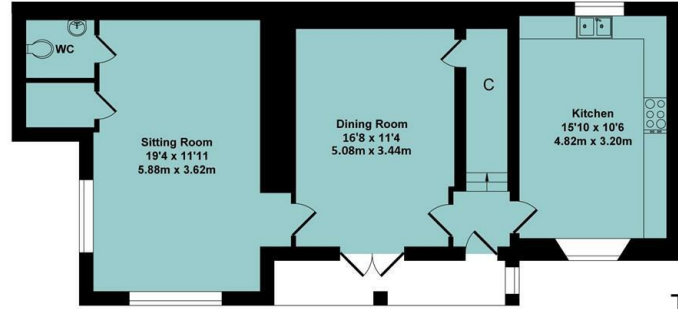
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Ground Floor  
Approx. Floor Area 717 Sq.Ft.  
(66.6 Sq.M.)



First Floor  
Approx. Floor Area 672 Sq.Ft.  
(62.4 Sq.M.)



Total Approx. Floor Area 1389 Sq.Ft. (129.0 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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

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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.



Five Farthings, The Green  
Great Bourton



# Five Farthings, The Green, Great Bourton, Oxfordshire, OX17 1QH

Approximate distances

Banbury town centre 3.5 miles

Leamington Spa 18 miles

Southam 12 miles

Stratford upon Avon 20 miles

Junction 11 (M40 motorway) 4 miles

Oxford 27 miles

**A DELIGHTFUL SEMI DETACHED COTTAGE WITH SPACIOUS AND LIGHT ACCOMMODATION AND A LARGE GARDEN TUCKED AWAY IN A DELIGHTFUL LOCATION**

**Recessed porch, hall, cloakroom, sitting room with wood burner, family room, kitchen/dining room, main double bedroom with ensuite shower room, two further double bedrooms, bathroom, large garden, no upward chain. Energy rating TBC.**

**Guide Price £500,000 Freehold**



## Directions

From Banbury proceed in a northerly direction toward Southam (A423). After approximately 3 miles turn right where signposted to Great Bourton and Cropredy. Travel into the village and having passed the churchyard on the left park on the right after a short distance by The Green. On the far side of The Green there is a footpath on the right hand side which leads to the subject property via the garden of a neighbouring property.

## Situation

GREAT BOURTON is situated in attractive countryside just north of Banbury. The village has an active community, and amenities include a modern village hall, The Bell Inn public house and All Saints Church, dating back 600 years, children's play area and allotments. The nearby village of CROPREDY is very well served, famous for the battle of Cropredy Bridge, the canal which runs through it and the annual Fairport Convention Festival Weekend. Amenities there include a parish church, Methodist chapel, two public houses, doctors surgery, shop, coffee shop/tea room, sports field for football, tennis and cricket clubs, children's play area, primary school and bus service.

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:

- \* An attractive Hornton stone built semi detached period property from the 1800's with recent additions offering spacious well presented accommodation on two floors.

- \* Five Farthings stands in a generous plot with delightful gardens to front and side.

- \* The property is located in a charming spot tucked away from traffic and is approached via pedestrian access.

- \* Two large reception rooms as well as a kitchen/dining room.

- \* Three double bedrooms with far reaching views.

- \* Family bathroom and en-suite to the main bedroom.

- \* Modern fittings throughout.

- \* Sitting room with wood burning stove, double aspect with windows to front and side, door to large storage cupboard.

- \* Separate family room with French doors to the front opening to the garden and door to large understairs storage.

- \* Double aspect kitchen/dining room with shaker units, double Belfast sink, integrated dishwasher, integrated washing machine, space for range cooker, integrated fridge and freezer, integrated bins, windows to front and rear, window seat, wood effect floor.

- \* Double aspect main bedroom with windows to front and side, built-in double wardrobe, door to built-in airing cupboard and further door to the en-suite shower room with a white suite comprising fully tiled shower cubicle, wash hand basin and WC, heated towel rail, velux window and wood effect floor.

- \* Second double bedroom with window to front. Third double bedroom with window to front.

- \* Family bathroom fitted with a white suite comprising free standing roll top bath, recessed wash hand basin with cupboards under, separate shower cubicle, WC, velux window, wood effect floor.

- \* Delightful generous gardens lying to front and side including a large patio, lawn, well stocked beds and borders, large raised paved seating and barbeque area, shed.

## Services

All mains services are connected with the exception of gas. Heating is by way of LPG bottles. Ultra fast broadband has recently been installed in the village.

## Local Authority

Cherwell District Council. Council tax band D.

## Viewing

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

## Energy rating: TBC

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