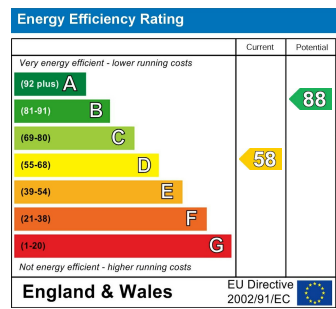


Agents Note

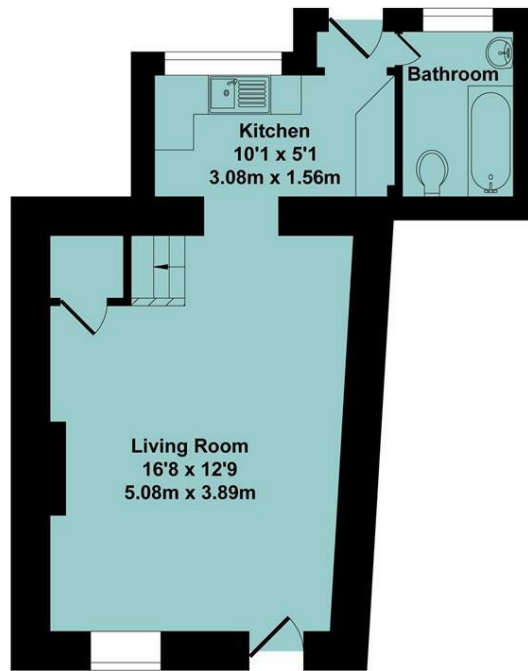
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

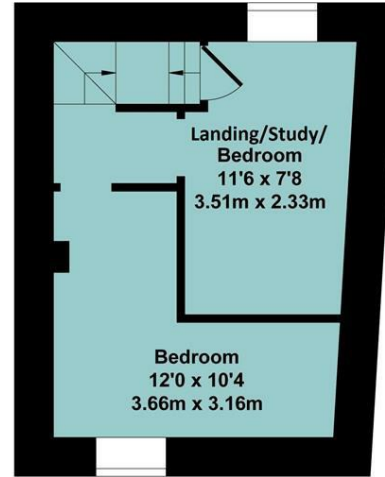
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.



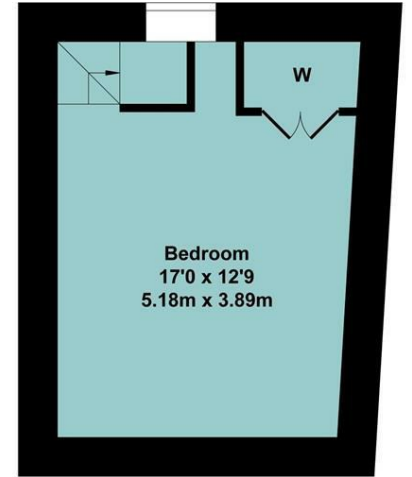
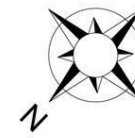
Ground Floor
Approx. Floor Area 311 Sq.Ft. (28.90 Sq.M.)



First Floor
Approx. Floor Area 204 Sq.Ft. (19.0 Sq.M.)



Second Floor
Approx. Floor Area 204 Sq.Ft. (19.0 Sq.M.)



Total Approx. Floor Area 719 Sq.Ft. (66.90 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



2 Mill Lane
Adderbury



2 Mill Lane, Adderbury, Oxfordshire, OX17 3LP

Approximate distances

Banbury 3 miles

Oxford 19 miles

Junction 11 (M40 motorway) 5 miles

Banbury to Marylebone by rail approx. 55 mins

Banbury to Oxford by rail approx. 17 mins

Banbury to Birmingham by rail approx. 50 mins

TUCKED AWAY IN THIS DELIGHTFUL SPARSELY POPULATED NO THROUGH LANE OPPOSITE THE IMPRESSIVE PARISH CHURCH CREATING LOVELY OUTLOOKS AT THE FRONT

Sitting room, kitchen, bathroom, two bedrooms, landing/study/occasional third bedroom, gas central heating via radiators, uPVC double glazing, courtyard garden to rear, useful outbuilding. Energy rating D.

£280,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). After approximately 3 miles Adderbury will be reached. Continue into the village and after the traffic lights turn right by The Green and follow the road straight ahead via High Street bearing left as the road bends around to the right after the village shop. Continue straight ahead with the church on the right into Mill Lane. The property will be found on the left and can be recognised by our "For Sale" board. It may be better to park close to the entrance to the church before the road narrows and walk the few yards to the property.

Situation

ADDERBURY is a particularly sought after and attractive village, situated in the North Oxfordshire countryside. Amenities include a primary school, hotel, village shop and four public houses offering good food and a fine 14th Century Parish Church. The village has a good community spirit and offers many clubs ranging from babies and toddlers clubs, Brownies, Scouts, photography, gardening, WI, bowls, golf, cricket, tennis and squash. The village is in the catchment area for The Warriner School at Bloxham.

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:

- * Charming mid terraced cottage with accommodation arranged over three floors.
- * Located in this delightful no through lane opposite Adderbury parish church which provides lovely outlooks at the front.
- * There are few properties in Mill Lane and it is rare that any are sold.
- * Sitting room with window to front and beautiful outlooks to the architecturally impressive parish church. Fireplace which is currently boarded, stairs to first floor with cupboard under housing the wall mounted Worcester gas fired boiler.
- * Kitchen with base and eye level wood effect units, plumbing for washing machine, electric cooker point, space for fridge, window to rear overlooking the garden.
- * Rear lobby with door opening to the rear

garden and further door to the bathroom which has a coloured suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, window, radiator.

* First floor landing/office or occasional third bedroom with window to rear enjoying outlooks over an attractive treed landscape, door to stairs to the second floor.

* Bedroom two is on the first floor with window to front and enjoying views of the church.

* The large main double bedroom is located on the second floor with beams, window to rear and storage cupboard.

* Gas central heating via radiators and uPVC double glazing.

* A shared pedestrian access to the side of the neighbouring property allows access via a path to the rear garden where there is a paved and walled courtyard with flower/shrub bed beyond which a door opens to a useful outbuilding.

Services

All mains services are connected. The wall mounted Worcester gas fired combination boiler is located in a cupboard under the stairs in the sitting room.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: D

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