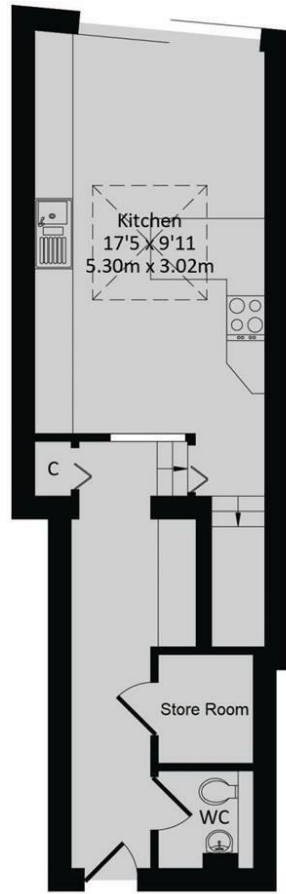
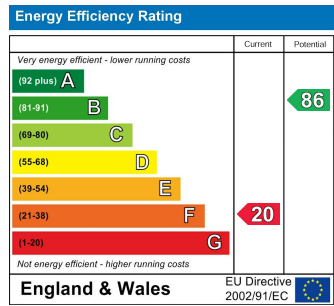


**Agents Note**

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**

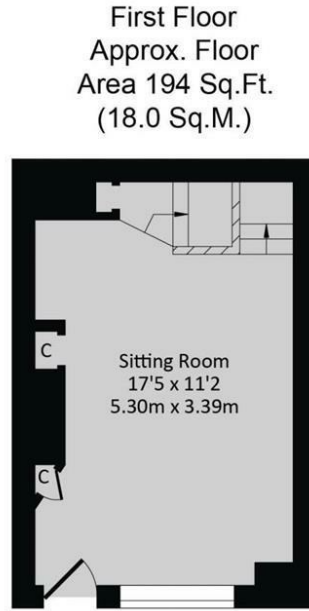
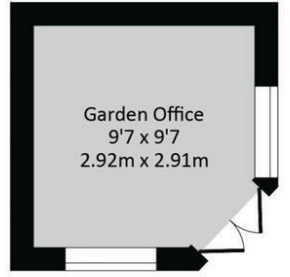
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these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



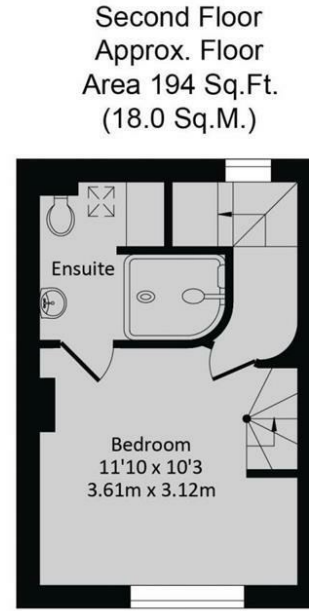
Ground Floor  
Approx. Floor Area 323 Sq.Ft. (30.0 Sq.M.)



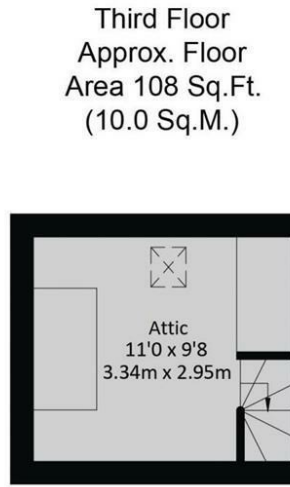
Outbuilding  
Approx. Floor Area 87 Sq.Ft. (8.10 Sq.M.)



First Floor  
Approx. Floor Area 194 Sq.Ft. (18.0 Sq.M.)



Second Floor  
Approx. Floor Area 194 Sq.Ft. (18.0 Sq.M.)



Third Floor  
Approx. Floor Area 108 Sq.Ft. (10.0 Sq.M.)

**Total Approx. Floor Area 906 Sq.Ft. (84.10 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



The Trap House, Swan Lane  
Great Bourton



# The Trap House, Swan Lane, Great Bourton, Oxfordshire, OX17 1QR

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 DELIGHTFULLY UNUSUAL CHARACTER COTTAGE LOCATED IN THE HEART OF THIS PICTURESQUE VILLAGE**

**Entrance hall, wet room, kitchen/dining room, sitting room, bedroom, ensuite shower room, attic room, garden office, low maintenance landscaped garden. Energy rating G.**

**£250,000 FREEHOLD**



## Directions

From Banbury take the A423 Southam Road. Proceed until the right hand turning for Great Bourton and Cropredy is reached. Turn right and after a short distance the village will be reached. Proceed past The Bell pub and the church and take the next left hand turning opposite the village hall into Swan Lane. As the road splits turn left and the property will be seen after a short distance on the right hand side.

## 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. 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.

## The Property

The Trap House is a cleverly extended and unique cottage offering very well thought-out accommodation over three levels plus an attic. The extensive modernisation combines contemporary finishes with a character feel and the available space has been carefully maximised. The property enjoys a great deal of natural light and occupies a superb spot within the heart of the village overlooking the church yard. The spacious open plan kitchen is a particular feature with bespoke cabinetry and an area ideal for entertaining. This modern space is a delightful contrast to the original cottage sitting room with a log burner and outlooks towards the church. The bedroom is on the second floor along with the cleverly designed shower room. The lower ground floor has been adapted to provide the main entrance, a wet room, a store room and a utility area. The rear cottage garden has been terraced to offer a low maintenance patio with abundant flower beds and access to the very useful garden office.

## Entrance hall

A door from the lower ground floor provides the main entrance to the cottage. The hall opens up to provide the Utility area with space and plumbing for appliances with a countertop over, stairs to the sitting room, door to store room and doors to;

## Wet room

A cleverly designed and compact wet room comprising a WC, hand basin and flexible shower head with a central drain.

## Kitchen/dining room

A striking extended room fitted with a fully bespoke range of cabinets to make the most of all available space and to provide a fantastic amount of storage. It comprises an integrated freezer and fridge, electric single oven and sink unit. An island provides space for cooking and dining. A great deal of natural light is provided by the domed roof light and patio doors opening to the garden.

## Sitting room

A characterful and cosy reception room with a large window to the front affording lots of light and a view across the church yard and church. Cast iron log burning stove. A door to the front with steps to the lane. Mahogany flooring and stairs rising to;

## Bedroom

A double bedroom with a window to the front overlooking the church, polished pine floorboards, recessed hanging and storage space, bespoke stairs to the attic room.

## Ensuite

A bespoke suite with a large walk in shower, WC and basin. Slate floor tiles, velux roof light.

## Attic

With low ceiling height and a small spiral staircase from bedroom one. Having been remodelled and currently used as a study area without building regulations. Fitted with a range of work surfaces one suitable for study area. Velux roof light over. Range of pine fronted drawers below. Hot water tank.

## Garden

A low maintenance landscaped garden with a patio area accessed from the kitchen. Fitted timber bench and table with raised walled beds. Electric points. Steps rise to further gravelled area

## Garden office

A well constructed timber office with insulation and power connected.

## Local Authority

Cherwell District Council. Council tax band B.

## Viewing

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

## Services

All mains services are connected with the exception of gas. Heating is provided via economy 7 electric storage heaters.

## Energy rating: G

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