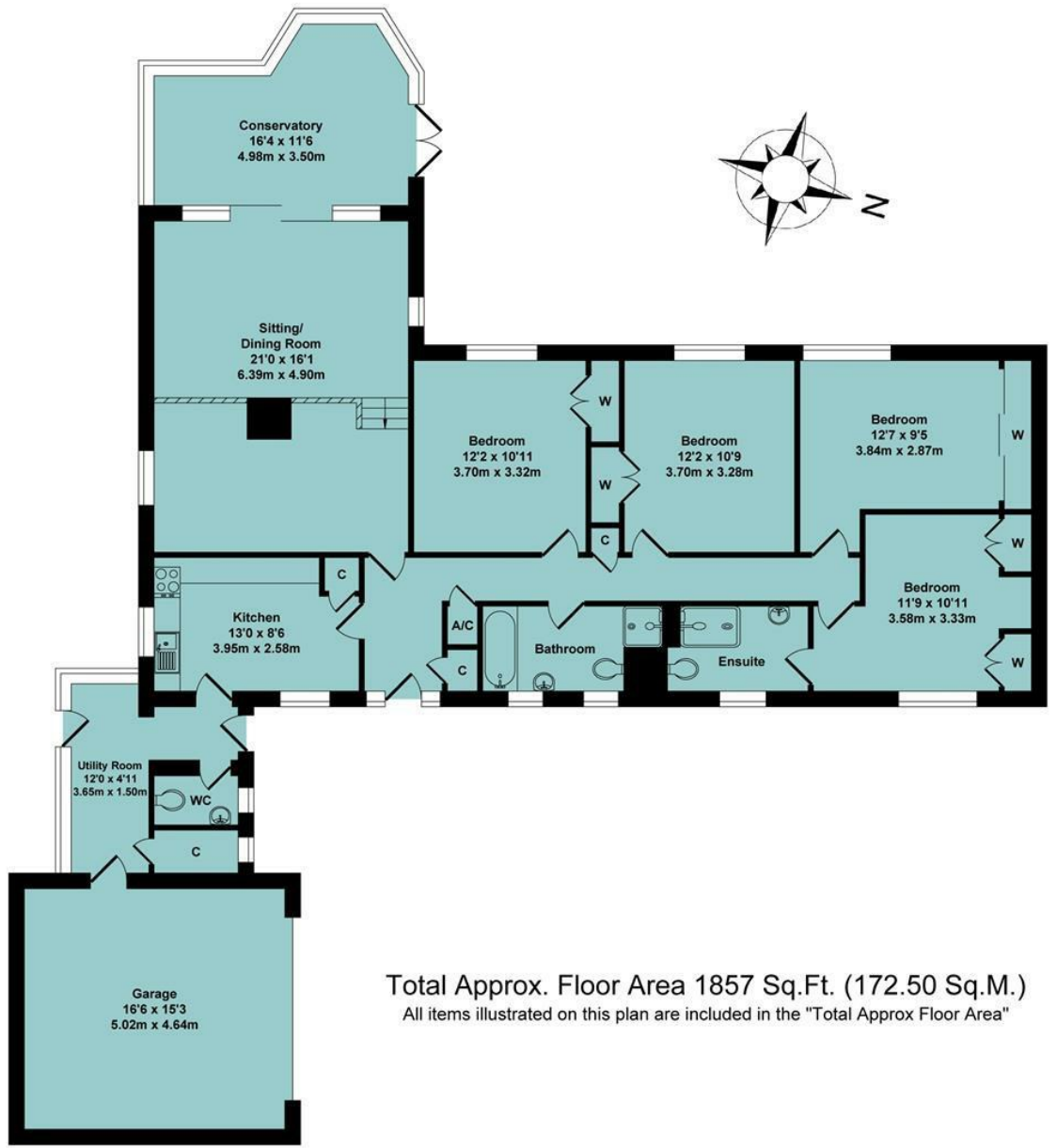


**Agents Note**

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 1857 Sq.Ft. (172.50 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		72
(55-68) D		
(39-54) E	46	
(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.



Shires Edge, Whiteway  
Mollington





# Shires Edge, Whiteway, Mollington, Oxfordshire, OX17 1DW

## Approximate distances

Banbury 5 miles  
Southam 8 miles  
Junction 11 (M40 motorway) 6 miles  
Stratford upon Avon 22 miles  
Leamington Spa 15 miles  
Banbury to London Marylebone by rail approx 55 mins  
Banbury to Birmingham by rail approx 50 mins  
Banbury to Oxford by rail approx 17 mins

**A STONE BUILT DETACHED SPLIT LEVEL BUNGALOW IN APPROX. ¼ ACRE BACKING ONTO FIELDS WITH LOVELY RURAL VIEWS ON THE EDGE OF THE VILLAGE AT THE END OF A NO THROUGH ROAD REQUIRING MODERNISATION**

**Hall, sitting room, dining room, large conservatory, kitchen/breakfast room, rear lobby/utility, cloakroom, main bedroom with en-suite shower room, three further double bedrooms, bathroom, oil ch via rads, off road parking, double garage, generous gardens. Energy rating E.**

**£495,000 FREEHOLD**



## Directions

From Banbury proceed in a northerly direction toward Southam and Coventry (A423). After approximately four miles turn left where signposted to Mollington. Proceed into the village along Main Street and turn right as if going into School Hill and then immediately left into Whiteway and continue to the end of the road and the property will be found at the end of the road on the left.

## Situation

MOLLINGTON is a charming village with an active community situated in attractive countryside just to the north of Banbury. Village amenities include a village hall, 18th century public house and Point to Point racecourse, while additional day-to-day needs can be met in the nearby village of Cropredy which benefits from a GP's surgery, shop, school and public houses. More extensive shopping and commercial facilities are available within nearby Banbury. The property is well located for state and private schools including St John's Priory School, The Carrdus at Overthorpe, Bloxham School, Tudor Hall School and Winchester House. There are competitive tennis, football, cricket and bowling clubs. Communication links are excellent with a railway station within the town centre and trains to London Marylebone in about 50 minutes and Birmingham New Street in 40 minutes respectively. Easy access to the M40 motorway at Junction 11. Birmingham Airport is less than 40 miles away.

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 stone built split level non-estate bungalow occupying a large plot on the edge of the village.
- \* Located at the end of a no through road.
- \* Gardens extending to approx. ¼ acre backing onto fields over which there are lovely views.
- \* Great scope and potential to extend or reconfigure as preferred and requiring modernisation.
- \* Spacious accommodation accessed via a large L-shaped hall with built-in cloaks cupboard and separate built-in airing cupboard.
- \* Open plan split level sitting room and dining room with windows to the side, high vaulted ceiling, stone open grate fireplace, sliding double glazed patio doors opening to the conservatory.
- \* Large conservatory with ceramic tiled floor, wall mounted convector heater, French windows and windows to the patio, garden and views beyond.
- \* Kitchen/breakfast room with built-in double oven, ceramic hob and extractor, sink, plumbing for dishwasher, space for fridge, ceramic tiled floor, window to front and glazed door to the rear

lobby/utility with door to side, oil fired boiler, usefl built-in pantry, plumbing for washing machine, ceramic tiled floor and WC with a white suite and window.

\* Main bedroom with built-in wardrobes, window to front and door to the en-suite shower room with a white suite comprising a large shower cubicle, wash hand basin and WC, window, heated towel rail, ceramic tiled floor, useful built-in cupboard.

\* Three further double bedrooms with windows to the rear and built-in wardrobes and far reaching views over countryside.

\* Family bathroom with a coloured suite comprising panelled bath, separate fully tiled shower cubicle, wash hand basin and WC, window, half tiled walls, ceramic tiled floor.

\* Large frontage with a driveway for at least three vehicles, lawn, ornamental tree, various shrubs and path to the side.

\* Electric roller door opens to the double garage which has power and light connected, personal door to the rear lobby/utility, space for appliances.

\* To the side there is a raised paved terrace, shed/summerhouse, lawn and borders, various shrubs and plants.

\* To the rear there is another patio by the conservatory, a large lawn with borders backing onto fields with beautiful rural views.

## Services

All mains services are connected with the exception of gas. The oil fired boiler is located in the rear lobby/utility.

## Local Authority

Cherwell District Council. Council tax band E.

## Viewing

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

## Energy rating: E

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

## Agent's note

The property has suffered structural movement as a result of vegetation and damage to drains in close proximity which has now been removed. Underpinning was not required and the vendors are in possession of a certificate of structural adequacy to show that the issue has been rectified.

