

**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.

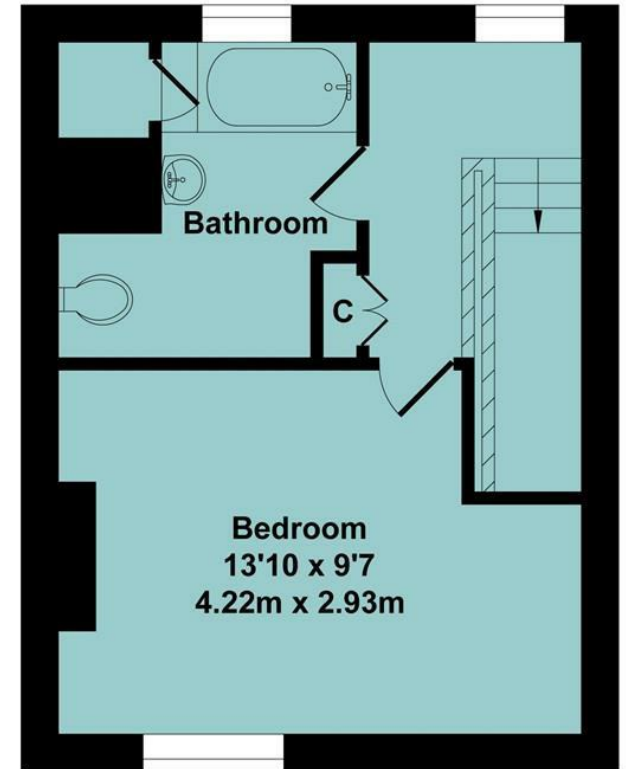
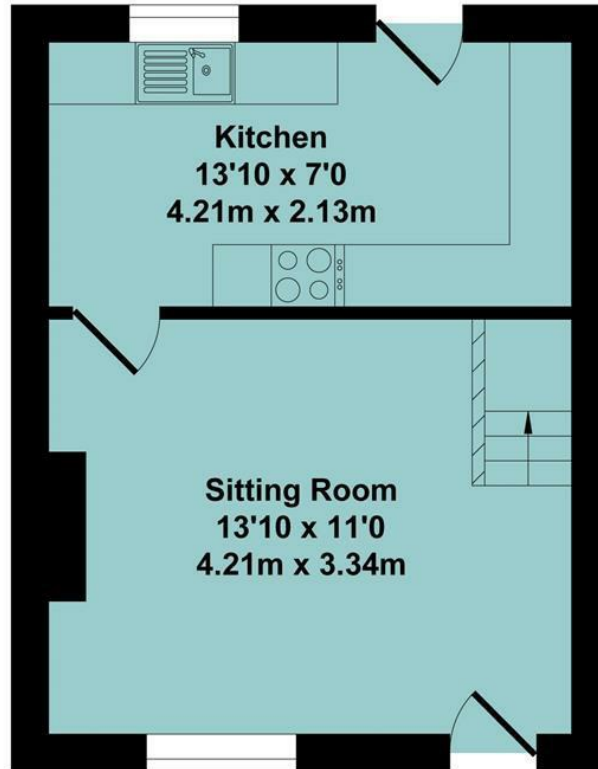
**Referral fees**

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 252 Sq.Ft. (23.40 Sq.M.)



**First Floor**  
 Approx. Floor Area 252 Sq.Ft. (23.40 Sq.M.)



**Total Approx. Floor Area 504 Sq.Ft. (46.80 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			89
(81-91) B			
(69-80) C		65	
(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.



2 Water Lane  
 Adderbury



## 2 Water Lane, Adderbury, Oxfordshire, OX17 3LT

### 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

### A DELIGHTFUL ONE BEDROOM STONE BUILT PERIOD COTTAGE IN THE HEART OF THE HIGHLY SOUGHT AFTER VILLAGE OF ADDERBURY

Sitting room, kitchen, double bedroom bathroom, gas ch via rads, uPVC double glazing, larger than average offset garden, on street parking, no upward chain. Energy rating D.

£260,000 FREEHOLD



### Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue to Adderbury and after the traffic lights turn right and travel past The Green. Continue passing the shop and The Bell Inn. The property will be found by following the road around the right hand bend and will be seen after a short distance on the right hand side and can be recognised by our "For Sale" board.

### Situation

ADDERBURY is a particularly sought after and attractive village, situated in the North Oxfordshire countryside. Amenities include a primary school, hotel and four public houses offering good food, a cafe, hairdressers, general store/Post Office 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:

- \* A rare opportunity to acquire a stone built period terraced one bedroom cottage in the heart of Adderbury.
- \* A charming cottage which has a larger than average offset garden at the rear.
- \* Sitting room with flagstone floor, open grate fireplace with cupboards to the side, window to front and door to the kitchen.
- \* Kitchen fitted with a range of base and eye level cream units incorporating a white ceramic sink, fitted gas hob and extractor, gas hob and extractor, plumbing for washing machine and dishwasher, space for fridge and freezer, fitted solid wooden block, window and stable door to the rear.
- \* Landing with hatch to loft, window to rear, built-in airing cupboard housing the wall mounted Vaillant gas fired combination boiler.
- \* Double bedroom with window to front.

\* Bathroom fitted with a white suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC, stripped pine door to shelved cupboard, window.

\* Pedestrian access from the end of the terrace leads via a path to the back door and continues to the offset garden which is lawned with a small patio, storage box, central fencing and a path provides access for a neighbour to their area of garden beyond.

\* On street parking.

### Services

All mains services are connected.

### Local Authority

Cherwell District Council. Council tax band B.

### 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.

