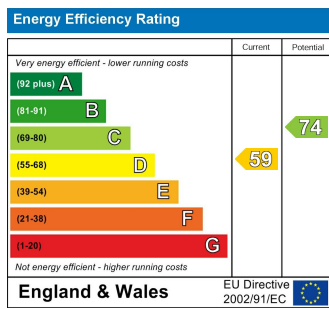
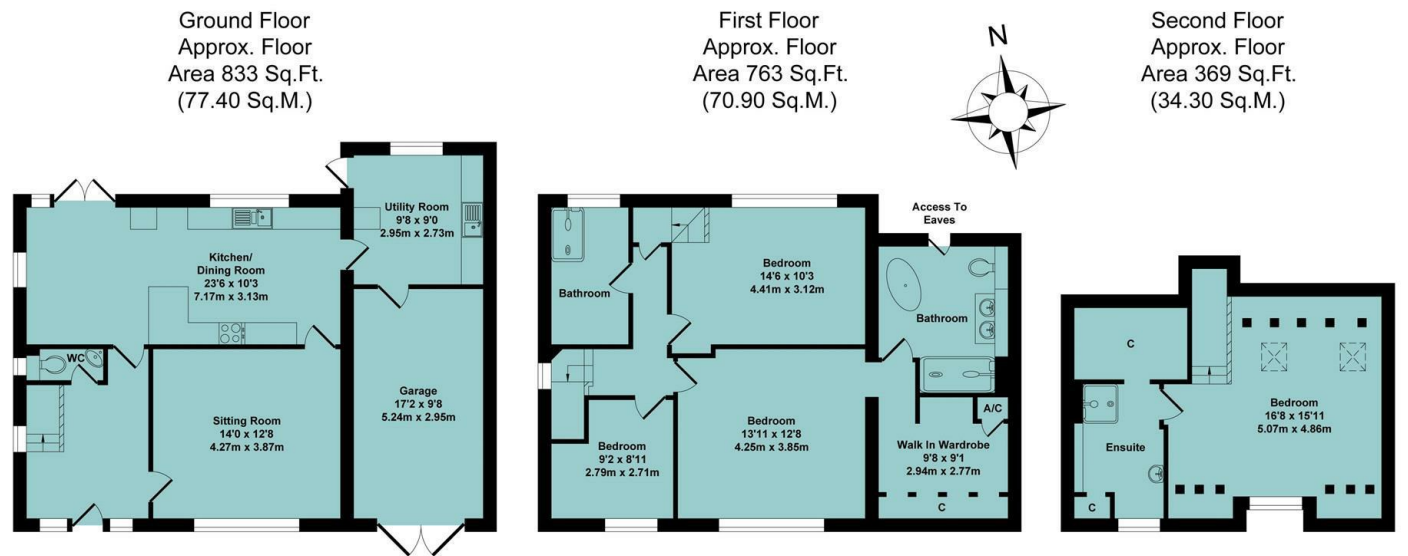


**Agents Note**

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.



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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.



Stone Avon, Whiteway  
Mollington





# Stone Avon, Whiteway, Mollington, Oxfordshire, OX17 1BL

## 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 FOUR BEDROOM STONE BUILT PROPERTY THAT HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNERS WITH SOME FINAL FINISHING TOUCHES REQUIRED. IT BENEFITS FROM THREE DOUBLE BEDROOMS, TWO EN-SUITE BATHROOMS, A MODERN KITCHEN/DINER, A SINGLE GARAGE, A LARGE DECKING AREA TO THE REAR AND OFF ROAD PARKING FOR SEVERAL VEHICLES.**

**Entrance hall, lounge, kitchen/diner, utility room, downstairs cloakroom, four bedrooms, two en-suites, garden office, rear garden, garage and driveway parking, no onward chain. Energy rating D.**

**£600,000 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. The property will be found on your right hand side.

## 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 Carrus 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:

- \* An individual stone built, non-estate property occupying a large plot in the centre of the village that has undergone extensive renovation works by the current owner.
- \* The renovations were completed to a high standard throughout. Some finishing touches are required for completion and for the new buyer to put their own stamp on the property.
- \* The property benefits from a security system, interconnected smoke alarms, whole house Cat5e network cabling, integrated audio visual cabling in the main rooms and an app based zoned heating control system.
- \* Entrance hall with doors to the lounge, kitchen/diner and cloakroom. Stairs to first floor. The ground floor is fitted with zoned underfloor heating throughout.
- \* The lounge is accessed from the entrance hall with a further door in the far corner leading into the kitchen. There is a large window to the front allowing lots of light. Underfloor heating
- \* Kitchen/Dining room fitted with modern base and eye-level units and drawers with solid oak work surfaces over and an inset sink. Integrated appliances including, oven and hob with extractor over, microwave, coffee machine and dishwasher. There is space for a freestanding fridge/freezer and ample space for table and chairs. Doors to utility room, lounge and fully glazed bi-folding doors to the rear garden. Underfloor heating.
- \* Utility room with base and eye level units and solid oak worktops to match the kitchen with inset sink, integrated under counter freezer, water softener and space and plumbing for washing machine and tumble drier. Door to garage and door to rear garden. Under floor heating with digital app based heating control panel.
- \* Cloakroom comprising wash hand basin, WC, window to side.
- \* First floor landing with access to master bedroom, bedrooms three and four, a staircase leading up to bedroom two and the family bathroom. The first floor is heated with radiators and is all laid with solid oak flooring.
- \* Master bedroom is a large double with solid oak flooring and a window to front with field views, access to en-suite bathroom and walk in dressing room.
- \* En-suite comprising, large freestanding bath, his and hers sinks and a walk in double shower. Part tiled walls with a feature wall of exposed Horton ironstone. Storage cupboard and opening to dressing room. Electric underfloor heating.
- \* Dressing room with plenty of hanging space, an airing cupboard and access to an attic space.

- \* Bedroom three is a double at the back of the property with a window overlooking the rear garden. This room is currently configured as a children's bedroom with a built in elevated bed and wardrobe system. Solid oak flooring.
- \* Bedroom four is a single at the front of the property with field views over the countryside opposite. This room is also currently configured as a children's bedroom with a built in elevated bed and wardrobe system. Solid oak flooring.
- \* Family bathroom has yet to be completed. The first fix of pipework and wastewater pipes are in place ready for someone to fit in a bathroom of their choice.
- \* Stairs rising to bedroom two on the second floor.
- \* Bedroom two is a large double with solid oak flooring, eaves storage on both sides, two Velux windows to the rear allowing lots of light and a window to the front offering spectacular views of countryside opposite. Door to en-suite.
- \* En-suite comprising WC, wash hand basin, walk in shower cubicle. Opening to storage area and window to the front. Electric underfloor heating.
- \* Garage is fitted with lighting and power. Door to utility and two side hinged doors opening to the front.
- \* The rear garden is tiered with a small patio immediately outside the rear doors with steps leading up to a large hardwood decked area with inbuilt lighting. A further set of steps lead to a lawn area at the top. There is also a garden office fitted with a solar panel and battery.
- \* To the front there is a gravel drive way with off road parking for several vehicles.
- \* Every room has individual heating thermostats as well as speakers hardwired throughout.

## Services

All mains services are connected with the exception of gas. Oil fired boiler is located in the garage.

## Local Authority

Cherwell District Council. Council tax band D.

## 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.