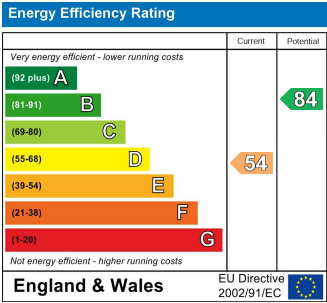


Agents Note

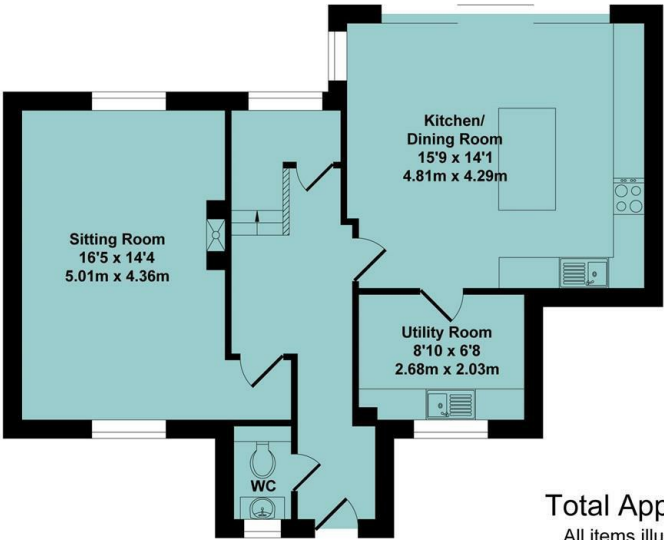
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

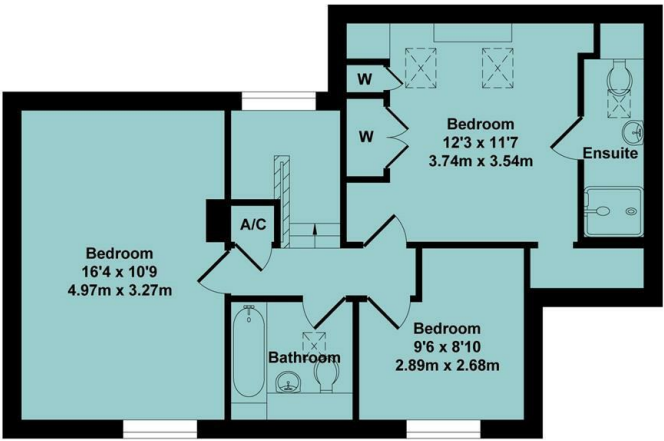
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Ground Floor
Approx. Floor
Area 611 Sq.Ft.
(56.80 Sq.M.)



First Floor
Approx. Floor
Area 572 Sq.Ft.
(53.10 Sq.M.)



Total Approx. Floor Area 1183 Sq.Ft. (109.90 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



21 Chestnut Road
Mollington



21 Chestnut Road, Mollington,
Oxfordshire, OX17 1BG

Approximate distances
Banbury 5 miles
Southam 13 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 BEAUTIFULLY PRESENTED DETACHED THREE
BEDROOM HOUSE WHICH HAS OVER RECENT YEARS
BEEN THE SUBJECT OF EXTENSION, REMODELLING
AND REFURBISHMENT TO A HIGH STANDARD

Extended porch/hall, cloakroom, double aspect
living room with wood burner, large open plan
kitchen/dining room, utility, main bedroom with
ensuite shower room, two further bedrooms, family
bathroom, electric programmable heating, double
glazing, generous off road parking, manageable
gardens to front, side and rear. Energy rating D.

Offers over £400,000 FREEHOLD



Directions

From Banbury proceed in a northerly direction toward Southam (A423). After approximately 5 miles turn left where signposted to Mollington. Travel into the village and Chestnut Road will be found as a turning to the left. Follow the road as it descends and bear left at the bottom. The property will be found set back on the left hand side.

Situation

MOLLINGTON lies approximately 5 miles north of Banbury and within the village there is a parish church, public house and village hall. Junction 11 of the M40 motorway will be found on the eastern outskirts of Banbury and junction 12 at Gaydon is about 10 minutes drive.

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 exceptionally well presented detached brick built house which has over recent years been the subject of a thorough makeover which has involved a wraparound extension, remodelling and refitting with high quality contemporary fittings.
- * The result of the aforementioned works is a delightful practical home with a layout which is ideal for modern living.

* Extended porch/hall with wider than average front door, integrated under stairs storage drawer and separate built-in cupboard as well as a ground floor cloakroom with a white suite.

* Double aspect living room featuring wood effect floor, built in TV storage and brick fireplace with Morso wood burning stove and hearth, windows to front and rear.

* The large open plan kitchen/dining room is a particular feature of the property and hub of the house with an extensive range of white gloss units incorporating a built-in oven and combination microwave oven, separate induction hob and extractor, integrated full height fridge and separate matching full height freezer, integrated dishwasher, island and breakfast bar with quartz surface and pop-up sockets, hose tap with integrated water filter, oversized porcelain floor tiling, space for table and chairs, three panel sliding patio doors, two-thirds opening to the rear garden and window to front.

* Utility room with plumbing for washing machine, space for tumble dryer, sink and drainer, full height storage unit, oversized porcelain floor tiling, window to front.

* Landing with hatch to loft, door to built-in airing cupboard with Megaflo hot water cylinder for high performance water heating, window to rear overlooking the stairwell.

* Main double bedroom with two Velux windows with dual privacy blackout Velux blinds, storage recess, plug sockets with USB points, door to en-suite shower room with a luxury ensuite including a fully tiled shower cubicle, rain shower and separate hand held hose, wash hand basin with cupboard under, WC, heated mirror cabinet, wood effect tiled floor, contemporary style wall mounted electric radiator with towel rail and storage recess.

* Second double bedroom which is exceptionally large having formerly been the main bedroom and has a window to front with attractive views and integral shelving.

* Third single bedroom or study with window to front once again enjoying pleasant outlooks.

* Family bathroom fitted with a white suite comprising a bath with rain shower over and separate hand held shower hose, wash hand basin with cupboard under, WC, velux window, wood effect tiled floor, wall mounted electric radiator with towel rail.

* Landscaped gardens including a large frontage which is mainly lawned with Lavender beds, steps and path to the front door and gravelled drive providing off road parking space for three cars.

* The garden extends to the side and rear where there is a raised paved patio using the same indoor-outdoor oversized porcelain tiles in kitchen and patio to create a seamless floor level. There is also a small lawn with beds and Gabion stone wall and pergola.

* Cassette blackout blinds to beds 2 and 3, Velux dual privacy blackout in master bed.

* Modern electric programmable oil dynamic fluid filled radiators.

Services

All mains services are connected with the exception of gas.

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.