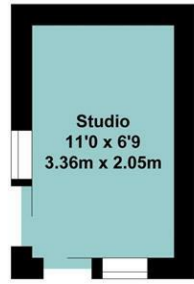


Agents Note

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

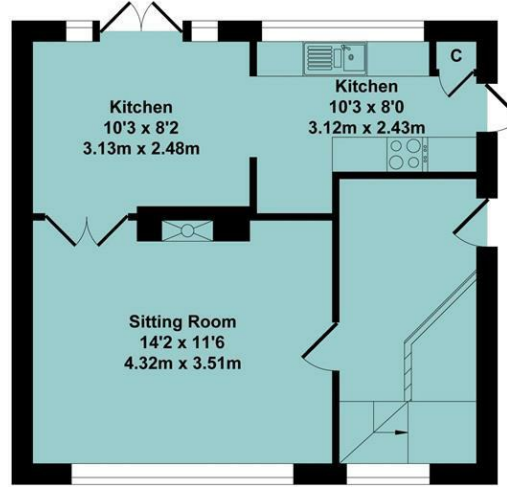
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these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



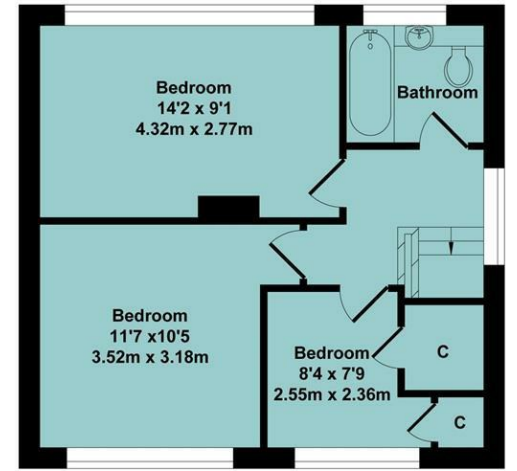
Studio
Approx. Floor Area 74 Sq.Ft. (6.90 Sq.M.)



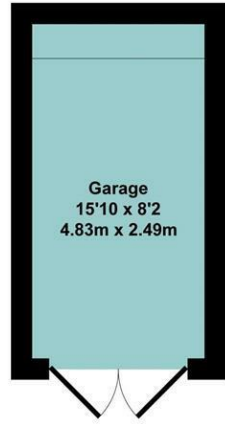
Ground Floor
Approx. Floor Area 420 Sq.Ft. (39.0 Sq.M.)



First Floor
Approx. Floor Area 420 Sq.Ft. (39.0 Sq.M.)



Garage
Approx. Floor Area 129 Sq.Ft. (12.0 Sq.M.)



Total Approx. Floor Area 1043 Sq.Ft. (96.90 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			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.



3 The Holt
Mollington



3 The Holt, Mollington, Oxfordshire, OX17 1BE

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 RARELY AVAILABLE THREE BEDROOM DETACHED PROPERTY THAT HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNERS BENEFITTING FROM A MODERN KITCHEN/DINER, A LANDSCAPED REAR GARDEN PLUS A GARAGE AND OFF ROAD PARKING.

Entrance hall, kitchen/diner, sitting room, three bedrooms, bathroom, front and rear gardens, garden office, driveway, garage. Energy rating D

£365,000 FREEHOLD



Directions

From Banbury proceed in a northerly direction toward Southam and Coventry (A422). Continue for approximately 3 miles and turn left where signposted to Mollington. Travel into the village and take the third turning on the left into Chestnut Road. The first right hand turn will lead into The Holt and number 3 can 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.

The Property

3 THE HOLT is an extremely well presented three bedroom detached home located in the popular village of Mollington. The accommodation includes a sitting room with a large window allowing in lots of light leading to a modern refitted kitchen/diner. On the first floor there are three bedrooms, two of which are doubles and the family bathroom. Outside is a well tended rear garden with garden office, driveway and garage.

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:

- * Entrance hall with access to sitting room, open understairs storage, stairs to first floor.
- * Sitting room with large window to front making it very light and airy, log burning stove, opening to kitchen/diner.
- * Kitchen/diner with a range of wall and base units with worktops over. Integrated appliances including dishwasher, washing machine, oven and four ring

electric hob with extractor over. Space for freestanding fridge freezer and ample space for table and chairs. Door to side exit and double french doors to the garden, window overlooking the garden.

- * First floor landing with access to loft and doors to all rooms.
- * Master bedroom is a double with window to front.
- * Further double bedroom with window overlooking the rear garden.
- * The third bedroom is a single with a built in storage cupboard and has access to the airing cupboard. Window to the front.
- * Bathroom comprising bath with shower over, WC, wash hand basin with vanity unit, heated towel rail, window to the rear.
- * The landscaped rear garden is tiered and comprises a small decked area immediately outside the french doors which steps up to a patio seating area with ample space for table and chairs. From here there are further steps up to a lawned area and steps to the garden room/office. Gated side access which leads to the driveway.
- * The garden room/office has been insulated and has power and lights.
- * The garage also has power and lighting with two side hinged doors to the front. Off street parking in front of the garage for two vehicles.

All mains services are connected with the exception of gas, the oil fired boiler is located in the kitchen.

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.

