

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.

Garage
Approx. Floor
Area 151 Sq.Ft.
(14.0 Sq.M.)

Ground Floor
Approx. Floor
Area 784 Sq.Ft.
(72.80 Sq.M.)

First Floor
Approx. Floor
Area 784 Sq.Ft.
(72.80 Sq.M.)



Total Approx. Floor Area 1719 Sq.Ft. (159.60 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	74
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.



Clinton Cottage, High Street
Culworth



Clinton Cottage, High Street, Culworth, Oxfordshire, OX17 2BG

Approximate distances

Banbury 8 miles
 Brackley 9 miles
 Junction 11 (M40 motorway) 7 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

OFFERED TO THE MARKET CHAIN FREE IS THIS GREATLY EXTENDED AND MODERNISED THREE BEDROOM END TERRACED COTTAGE LOCATED IN A POPULAR VILLAGE AND BENEFITTING FROM A LARGER THAN AVERAGE REAR GARDEN AND COUNTRYSIDE VIEWS

Sitting room, dining room, kitchen, downstairs WC, master bedroom with dressing room, two further bedrooms, family bathroom, rear garden, garage and driveway parking. Energy rating: E.

OFFERS IN EXCESS OF £500,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). Continue past the motorway junction on the A422 to the top of Blacklocks Hill and turn left at the roundabout toward Northampton (B4525). Follow the road for approximately 4 miles and turn left where signposted to Thorpe Mandeville and Culworth. After half a mile turn left into Thorpe Mandeville passing The Three Conies pub on the right hand side. Continue along this road until you reach the village of Culworth. Turn left on the High Street and after a short distance the property will be found on the right hand side towards the edge of the village.

Situation

CULWORTH is located approximately 8 miles to the north east of Banbury. Amenities within the village include a butchers, the well renowned Red Lion public house/restaurant which incorporates The Barn Shop offering a good selection of goods, The Forge Coffee shop and a local village church. Primary schooling is available within the village and secondary schooling is at the Chenderit School in Middleton Cheney.

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:

- * Sitting room with exposed beams, inglenook fireplace with log burner, small study area, downstairs WC accessed under the stairs, stairs to first floor, understairs storage, two windows to front, steps leading up to the rear entrance hall.

- * Ground floor cloakroom with WC and wash hand basin.

- * Rear entrance hall having an external door to the right giving access to the side, further door to dining room.

- * Dining room with window to side, ornamental fireplace surround, tiled flooring, opening to the kitchen.

- * Kitchen fitted with a range of neutral coloured base and eye level units with wood effect worktop over, inset sink, window and door to rear, integrated dishwasher, washing machine and under counter fridge, under counter freezer, integrated oven and four ring electric hob with extractor over, tiled flooring, tiled splashback.

- * First floor landing with hatch to loft.

- * The master bedroom is located at the rear of the property with two windows to the rear having views across the countryside, hatch to loft, wood flooring and access to a dressing room with built-in wardrobe and ample space for a desk and other bedroom furniture. In the past this has been used as two interconnecting bedrooms.

- * Bedroom two is also a double with window to front, built-in wardrobes and window to front.

- * Bedroom three is a single with window to front.

- * The family bathroom has recently been modernised and is fitted with a white suite comprising bath with shower over, wash hand basin and WC, fully tiled walls and velux window.

- * The garden is mostly laid to lawn with a small patio outside the back door, path leading down to a further patio at the bottom of the garden. Two sheds, one of which is a wood shed used for storage. A variety of trees and bushes and countryside views from the bottom of the garden. External power points.

- * There is a garage to the side of the property with an up and over door to the front and a personal door to the rear. Light and power connected.

- * Off road parking for up to two cars in front of the garage.

Services

All mains services are connected with the exception of gas. Oil fired central heating. The boiler is located in the kitchen.

Local Authority

West Northants District Council. Council tax band D.

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.