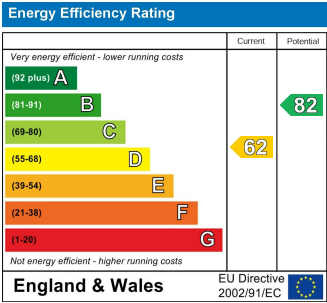


Agents Note

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 217 Sq.Ft.
(20.20 Sq.M.)

Ground Floor
Approx. Floor
Area 721 Sq.Ft.
(67.0 Sq.M.)

First Floor
Approx. Floor
Area 564 Sq.Ft.
(52.40 Sq.M.)



Total Approx. Floor Area 1502 Sq.Ft. (139.60 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.



4 Mount Pleasant
Wardington



4 Mount Pleasant, Wardington, Oxfordshire, OX17 1SL

Approximate distances
Banbury 5 miles
Junction 11 (M40 motorway) 4 miles
Oxford 26 miles
Stratford upon Avon 29 miles
Leamington Spa 18 miles
Brackley 12 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

AN EXTENDED THREE BEDROOM SEMI DETACHED COTTAGE LOCATED IN A HIGHLY REGARDED VILLAGE BENEFITTING FROM AN ENSUITE TO THE MASTER BEDROOM, A LARGER THAN AVERAGE REAR GARDEN PLUS A GARAGE AND OFF ROAD PARKING

Entrance porch, kitchen diner, lounge, downstairs cloakroom, conservatory, three bedrooms, ensuite to master, family bathroom, front and rear gardens, garage and off road parking. Energy rating D.

£450,000 FREEHOLD



Directions

From Banbury proceed in a northerly direction toward Daventry (A361). Continue to Wardington and take the first turning on the right toward Upper Wardington. Continue along Mount Pleasant and the property will be found before leaving the village on the right hand side.

Situation

Wardington is a picturesque stone-built village located in unspoilt undulating countryside. Village amenities include a parish church, public house and village hall. The nearby town of Banbury provides more extensive shopping and leisure facilities. There is a range of well regarded state and private schools in the area including Chacombe primary school, Chenderit School, Carrdus, Winchester House, Bloxham School and Tudor Hall. Communication links are excellent with the M40 (J11) being only 4 miles away, Banbury station has regular trains to London Marylebone, Oxford and Birmingham.

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 porch with storage for coats and shoes, door to kitchen diner.
- * Kitchen diner fitted with a range of wood base and eye level units, built-in shelving, breakfast bar, space and plumbing for dishwasher, space for cooker, space for fridge freezer, inbuilt Rayburn which supplies the central heating, ample space for table and chairs, solid oak flooring throughout, two windows to front, large opening to the hallway where there are further doors to the cloakroom, lounge and a door to the side leading to the garden, stairs to first floor. Underneath the stairs there is a well with a feature glass panel.
- * Downstairs cloakroom with WC and wash hand basin, space and plumbing for washing machine with worktop over, solid oak flooring, window to side.
- * Lounge with floor to ceiling window to rear, Hornton stone feature wall, solid oak flooring, log burner within fireplace, double doors to conservatory.
- * Conservatory with ample space for furniture, double glazed surround and roof, doors opening to garden.
- * First floor landing with two velux windows and doors to all bedrooms.
- * The master bedroom is a double at the rear with window overlooking the garden.

- * Ensuite with a white suite comprising corner shower unit, WC and wash hand basin, extractor fan, radiator, window to side.
- * Bedroom two is a double with window to front.
- * Bedroom three is a large single with window to front, hatch to loft and airing cupboard housing the hot water tank.
- * Family bathroom fitted with a white suite comprising bath, WC and wash hand basin, heated towel rail, window to side.
- * The rear garden is southwest facing and is mostly laid to lawn with various shrubs and bushes, a path and a small patio seating area. The garden is larger than average and private and it backs onto the recreation playing field.
- * To the front there is off road parking for two cars and a garage with an up and over door, light and power. To the rear of the garage there is an external store room which is fitted with a WC and wash hand basin.
- * Small front garden.
- * No onward chain.

Local Authority
Cherwell District Council. Council tax band C.

Services
All mains services are connected with the exception of gas. Oil central heating which is fired by the Rayburn in the kitchen.

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.