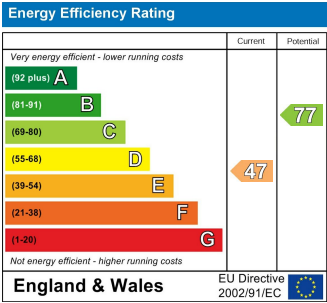
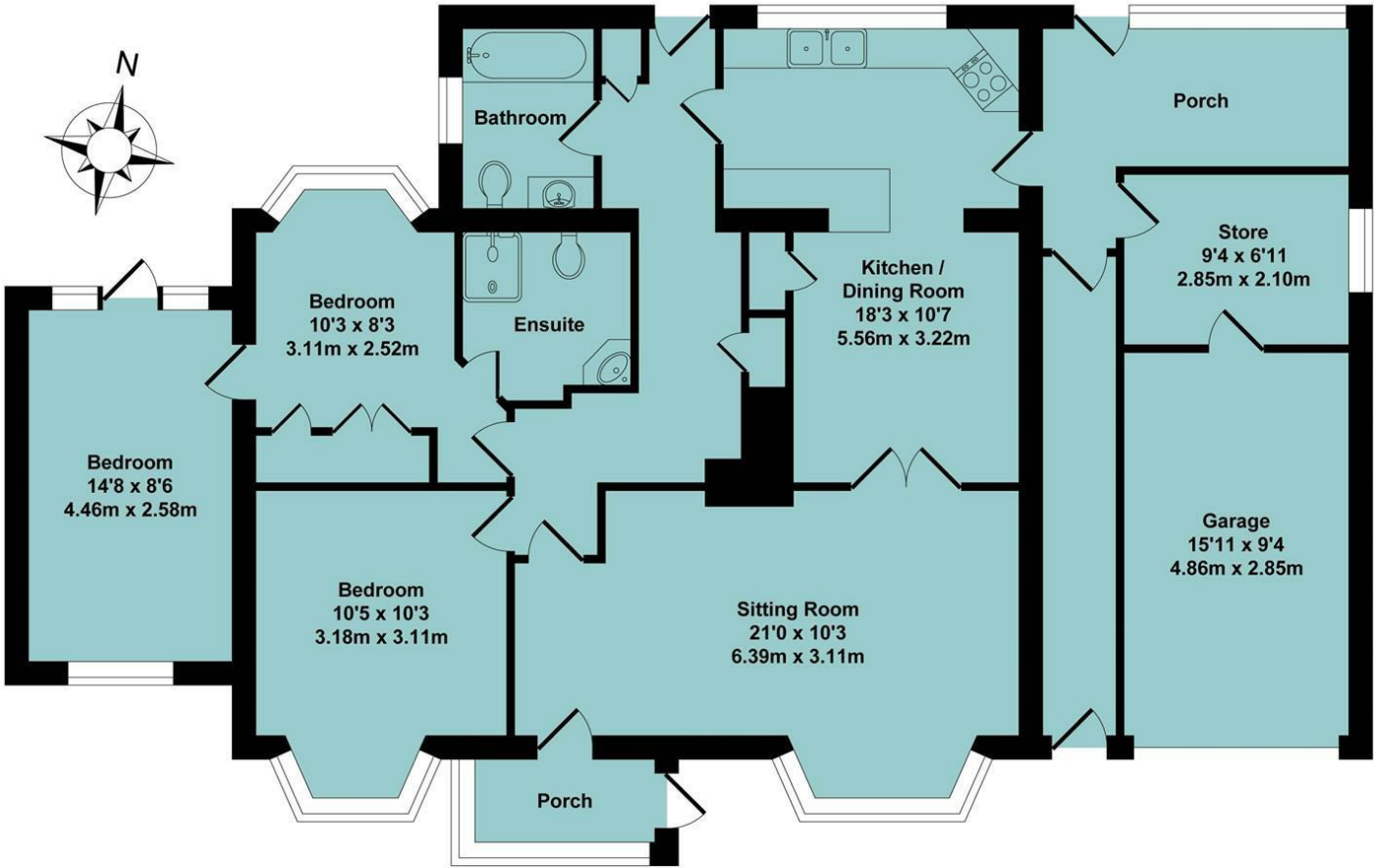


Agents Note

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.



Total Approx. Floor Area 1474 Sq.Ft. (136.90 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



Brock, Main Street
Sibford Gower



Brock, Main Street, Sibford Gower,
Oxfordshire, OX15 5RW

Approximate distances
Banbury town centre 7 miles
Shipston-on-Stour 8 miles
Chipping Norton 9 miles
Oxford 25 miles
Soho Farmhouse 9 miles
Junction 11 (M40 motorway) 9 miles
Banbury railway station 8 miles

A DETACHED NON-ESTATE BUNGALOW IN NEED OF
MODERNISATION OCCUPYING A APPROX. 1/5TH ACRE
PLOT WITH FIELDS TO REAR AND LOVELY RURAL
VIEWS TO FRONT

Porch, sitting room, dining room, kitchen, utility
and garden room, inner hall, bedroom with ensuite
wet room, two further double bedrooms, bathroom,
uPVC double glazing, oil central heating, garage,
off street parking, large gardens. Energy rating E.
No upward chain.

GUIDE PRICE £475,000 FREEHOLD



Directions

From Banbury proceed in a westerly direction towards Shipston-on-Stour (B4035). Continue through the villages of Broughton, Tadmarton and Swalcliffe. Continue until a turning for Sibford Gower and Burdrop is found on the left hand side. Travel into the village and at the T-junction turn right. Travel past the church on the left and immediately after the village hall on the right the property will be found and can be recognised by our "For Sale" board.

Situation

SIBFORD GOWER AND SIBFORD FERRIS are linked villages which lie approximately seven miles from Banbury, eight miles from Shipston on Stour and seven miles from Chipping Norton. They are very popular and amenities include a primary school, the Quaker primary and secondary school, a shop, church, village hall and one public house. The villages are surrounded by delightful undulating countryside with golf courses at Rye Hill, Brailes and Tadmarton Heath, these all being within easy reach.

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:

- * A wonderful opportunity to acquire this brick built detached bungalow which occupies a pleasant position in this desirable village.
- * Believed to date back to the 1950's with subsequent extensions Brock requires updating and we believe there is scope for extension or redevelopment subject to planning permission and building regulations approval.
- * Situated conveniently for access to the facilities within the village including the church, primary school and village hall within very easy walking distance.
- * Far reaching rural views to the front with outlooks over the fields to the rear.
- * Features include bay windows, wood block floors, open fire, partial uPVC double glazing and a modern refitted ensuite wet room.
- * Two reception rooms.
- * Three double bedrooms.

- * Ensuite wet room and separate bathroom.
- * Garage with power and light connected, electric up and over door, deep frontage with off road parking.
- * Large mature rear garden mainly laid to lawn with borders overlooking fields to the rear.
- * Extensive storage, utility area and garden room.

Services

All mains services are connected with the exception of gas. We believe that the oil fired boiler is not currently fit for use.

Local Authority

Cherwell 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.