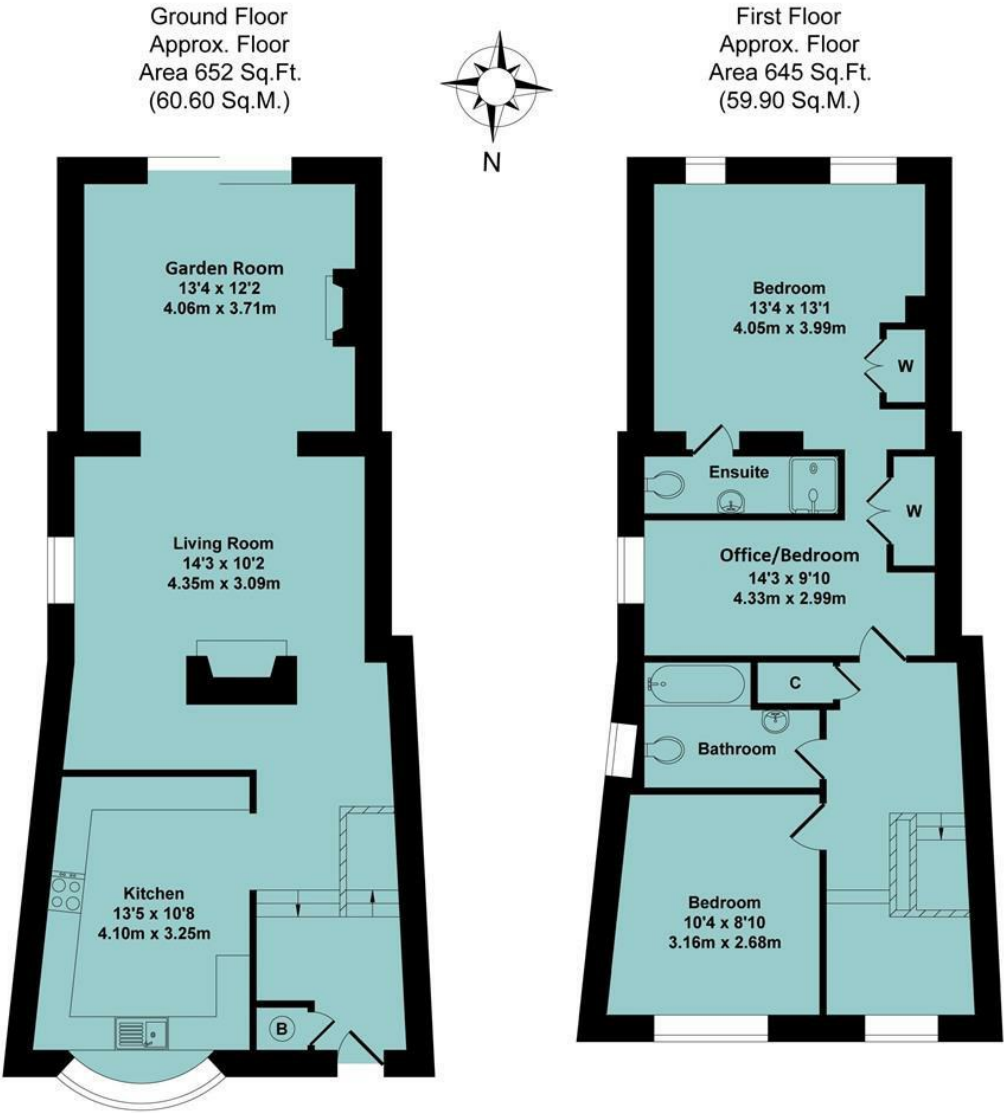
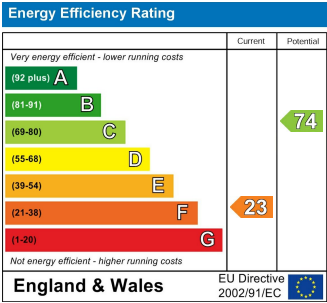


Agents Note

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 1297 Sq.Ft. (120.50 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.



The Old Thatch, Hollow Road  
Lower Tadmarton





# The Old Thatch, Hollow Road, Lower Tadmarton, Oxfordshire, OX15 5SS

Approximate distances  
Banbury town centre 4 miles  
Chipping Norton 10 miles  
Shipston-on-Stour 11 miles  
Junction 11 (M40 motorway) 6 miles  
Banbury to Marylebone by rail approx. 55 mins  
Banbury to Oxford by rail approx. 19 mins  
Banbury to Birmingham by rail approx. 50 mins

**AN EXTENDED STONE PROPERTY LOCATED IN A DELIGHTFUL SPOT WITHIN THE SMALL VILLAGE OF LOWER TADMARTON, BACKING ONTO A BROOK AND FIELDS BEYOND, OVER WHICH THERE ARE LOVELY VIEWS. SPACIOUS ACCOMMODATION WHICH REQUIRES UPDATING.**

**Hall, kitchen/dining room, open plan living/garden room, large main bedroom suite with ensuite shower room and office/third bedroom, separate second bedroom, family bathroom, large rear garden backing onto a brook and fields beyond. Energy rating F.**

**Guide Price £300,000 FREEHOLD**



## Directions

From Banbury proceed in a westerly direction toward Shipston-on-Stour (B4035). Travel through Broughton and after approximately a mile turn right soon after the Lower Tadmarton signage on B4035. Follow Hollow Road into the village and the property will be found on the left hand side.

## Situation

Lower Tadmarton is a pretty Conservation village, mainly consisting of period properties. Close by Upper Tadmarton (1 miles) has a village public house, village church and hall. There is a local village shop at Sibford Ferris (approximately 3.5 miles) and Bloxham is a larger village approx 2.5 miles away, providing a small supermarket, post office, three public houses, petrol station, parish church, village hall, children's nursery and primary and secondary schools. The market town of Banbury is 4 miles away.

There are regular mainline train services from Banbury to London Marylebone (from 56 minutes). Junction 11 of the M40 is also at Banbury (7 miles), providing access to Birmingham and London.

Sporting and leisure activities include village cricket club, golf course at Tadmarton Heath, Rye Hill (Milcombe), Banbury (Adderbury) and Cherwell edge (Middleton Cheney); racing at Stratford-upon-Avon, Warwick and Cheltenham; motor racing at Silverstone; full indoor sports complex in Banbury; theatres at Oxford, Stratford-upon-Avon and Chipping Norton. Soho Farmhouse at Great Tew lies approximately 9 miles to the southwest.

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 stone built end terraced cottage style house in a delightful location within this small village approximately 4 miles west of Banbury
- \* The accommodation which is arranged on two floors has been extended and requires modernisation.
- \* To the rear there is a large garden which is in need of attention and backs onto a brook beyond which there are fields.
- \* Currently described as two bedrooms there is scope to partition part of the main bedroom suite into a third bedroom subject to building regulations approval where required.

- \* Hall with cupboard housing the oil fired boiler (we understand that this is not currently in working order).
- \* Kitchen/dining room with a range of cream units, built-in oven, plumbing for washing machine and dishwasher, bay window to front.
- \* Large open plan living/garden room with stone fireplace at both ends and sliding double glazed patio doors opening to the garden.
- \* Split level landing with window to front and pleasant outlooks, door to built-in airing cupboard.
- \* Main bedroom suite with two windows to the rear and views over the brook and fields beyond, built-in wardrobe, door to ensuite shower room and open access to the office/third bedroom or dressing room with window to side, built-in double wardrobe/cupboard.
- \* Second bedroom with window to front and pleasant outlooks.
- \* Bathroom fitted with a white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, window.
- \* At the side of the property there is a shared pedestrian access passage, leading to a gate to the rear garden, where the oil tank is located. Please note there is a right of way for neighbours across the rear garden to gain access to the passage.

## Services

All mains services are connected with the exception of gas.

## Local Authority

Cherwell District Council. Council tax band E.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

## Energy rating: F

A copy of the full Energy Performance Certificate is available on request.

