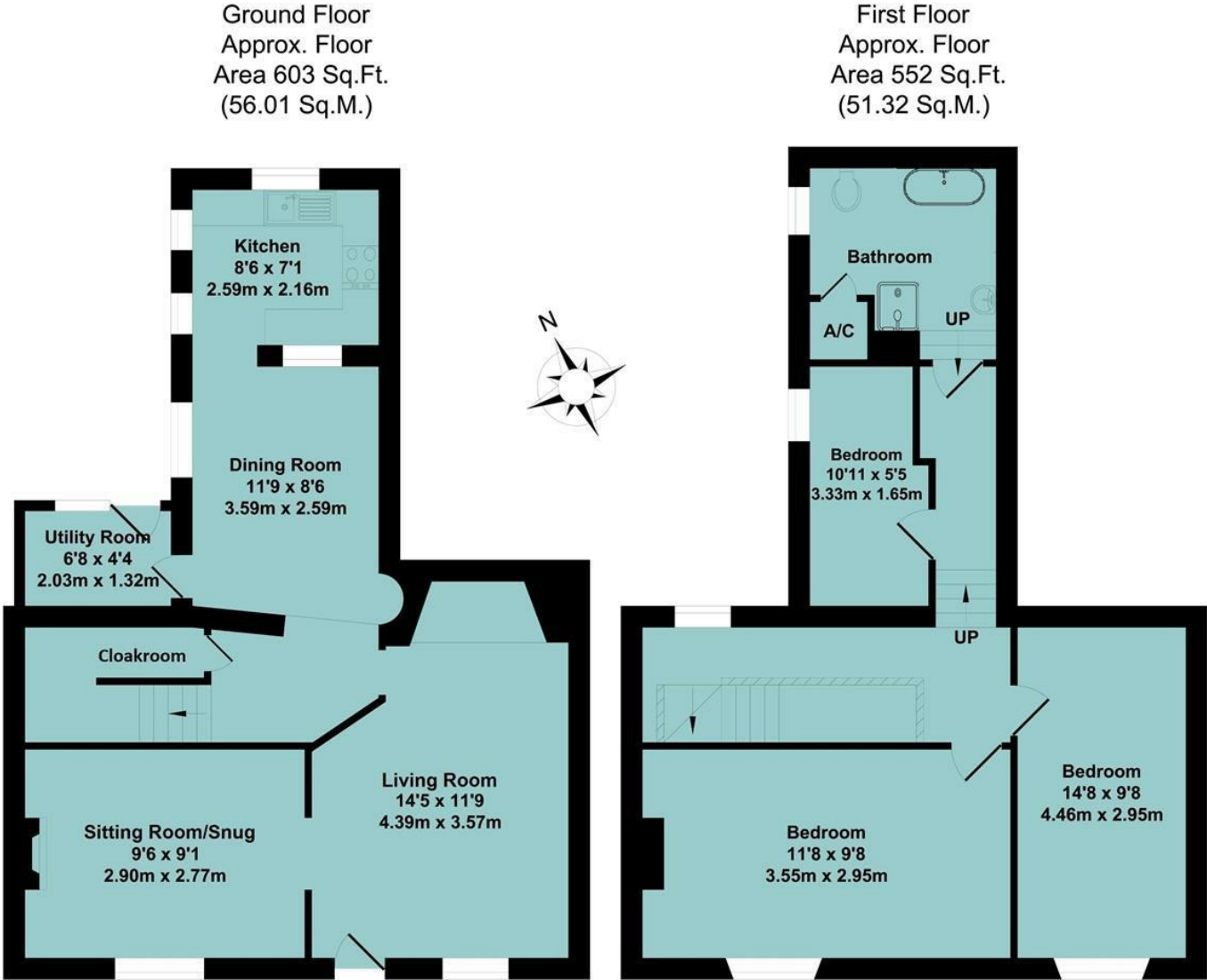


Agents Note

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 1155 Sq.Ft. (107.33 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.



Butterfly Cottage, 6 Red Lion Street
Cropredy



Butterfly Cottage, 6 Red Lion Street,
Cropredy, Oxfordshire, OX17 1PB

Approximate distances
Banbury 4.5 miles
Southam 12 miles
Junction 11 (M40) 4.5 Miles
Oxford 30 miles
Stratford upon Avon 25 miles
Leamington Spa 17 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail 50 mins

A CHARMING STONE AND THATCHED GRADE II LISTED
TERRACED COTTAGE IN A DELIGHTFUL POSITION IN
THIS THRIVING HISTORICAL CANALSIDE VILLAGE

Sitting room with inglenook fireplace, office/snug,
inner hall and WC, refitted kitchen/dining room,
utility, three bedrooms, refitted bathroom, bottled
gas central heating, many character features, rear
garden.

£375,000 FREEHOLD



Directions

From Banbury proceed in a northerly direction towards Southam (A423). After approximately 4 miles turn right where signposted to Great Bourton and Cropredy. Travel through Great Bourton and continue onto Cropredy. At the first green signposted "The Plantation" turn right and then take the next left hand turning before the canal bridge into "Roundbottom". This road leads into Red Lion Street. For viewing purposes pull up on the left hand side opposite the white sign for Prescott Manor Farm. Butterfly Cottage will then be found two doors up from The Red Lion Inn on the right hand side.

Situation

CROPREDY is a well served village famous for the battle of Cropredy Bridge, the canal which runs through it and the annual Fairport Convention Festival Weekend. Amenities include a parish church, Methodist chapel, two public houses, doctors surgery, shop, coffee shop/tea room, sports field for football, tennis and cricket clubs, children's play area, primary school and bus service.

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 delightful stone and thatched cottage in a pretty location yards away from the canal and opposite the church.
- * Grade II Listed as being of historical and architectural importance.
- * Recently updated, redecorated and refurbished with modern fittings very much in keeping with the age and style of the property.
- * Packed with period features including a lovely inglenook fireplace, beams, window seats, exposed timbers and stone walls.
- * Modern practicalities include a ground floor cloakroom, utility room, an open plan refitted kitchen/dining room, two reception rooms one of which is currently used as a home office, three bedrooms and a refitted bathroom with a four piece suite including separate shower cubicle.
- * Aesthetically pleasing double fronted exterior and garden to rear with pedestrian access via a gate and a neighbouring property to the end of the terrace.
- * Sitting room with large inglenook fireplace and wood burning stove, window to front with stripped wooden seat and frame to front with outlooks to the church.
- * Office/snug with attractive open grate (not currently used) fireplace, painted wood floor, window to front with stripped wooden frame and matching panelling. Inner

- hall and ground floor cloakroom with a white suite, window and sliding door to understairs storage.
- * Beautifully refitted kitchen with sage green units including a Belfast sink, quartz work surfaces, integrated dishwasher, Smeg induction range cooker (to remain), engineered oak block floor throughout, space for table and chairs, windows to side and rear, concealed lighting and door to the utility room with plumbing for washing machine, fridge/freezer (to remain) and stable door to the rear garden.
- * Large main double bedroom with window to front and lovely outlooks over the church, stripped windowsill, seat and frame, exposed beams and joists.
- * Second double bedroom with window to front with stripped frame and seat, exposed beam.
- * Third single bedroom with window to side.
- * Refitted Victorian style bathroom with a four piece suite incorporating a deep ball and claw foot bath with central taps and shower attachment, separate shower cubicle, wash hand basin with cupboard under, WC, vinyl wood effect floor, heated towel rail/radiator, door to cupboard housing the wall mounted gas fired boiler, exposed beam, window.
- * Useful bin store and bottled gas storage area, path to a patio, deck, lawn and borders, shed and gate allowing pedestrian access from Butterfly Cottage to the end of the terrace.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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