

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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.



Cedar House, 6 Barford Road
South Newington



Cedar House, 6 Barford Road, South Newington, Oxfordshire, OX15 4LN

Approximate distances
Banbury town centre 6 miles
Chipping Norton 7 miles
Oxford 20 miles
Junction 11 (M40 motorway) 8 miles
Junction 10 (M40 motorway) 13 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

A RARE OPPORTUNITY TO ACQUIRE A SEMI DETACHED HOUSE IN THIS LOCATION ON THE EDGE OF A RELATIVELY SMALL AND DESIRABLE VILLAGE BETWEEN BANBURY AND CHIPPING NORTON BACKING ONTO FIELDS WITH RURAL VIEWS TO FRONT AND REAR

Hall, sitting room, dining room, kitchen, bathroom, rear lobby/utility, cloakroom, three bedrooms, gardens to front, side and rear. Energy rating F.

OFFERS OVER £325,000 FREEHOLD



Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). Continue through Bloxham until reaching South Newington. Follow the road through the village and before leaving it turn left where signposted to The Barfords. Follow this road and the property will be found as the last on the left and can be recognised by our "For Sale" board.

Situation

South Newington is a pretty and popular village located 5 miles south-west of Banbury. Within the village you will find St Peters Church, a village hall and children's play area. The popular Duck on the Pond public house is under new management and has an excellent reputation for fine dining. Bloxham is just 2 miles away and offers a wide range of amenities including shops, three public houses, a stunning parish church, post office, a doctors and dental surgery and a regular bus service. There are both primary and secondary schooling with 6th form and the world renowned Bloxham boarding school. Banbury is just 5 miles away, Chipping Norton 8 miles, Oxford 26 miles. From Banbury Oxford is just 17 mins away by train and London, Marylebone just 55 mins, Soho Farmhouse is under 3 miles away.

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 semi detached brick built house believed to date back to "Between the wars" which represents a rare opportunity in such a desirable location.
- * Occupying a generous plot on the edge of the village backing onto fields.
- * Fine rural views to front and rear.
- * Modernisation required.
- * Offering great potential to extend.
- * Dining room with picture rails and exposed floorboard.
- * Sitting room with panelling and dado.
- * Kitchen with window to rear.
- * Ground floor bathroom with a coloured suite, fully tiled walls and window.
- * Rear lobby/utility with door to garden, door to WC, plumbing for washing machine, space for tumble dryer, fridge/freezer, window, fully tiled walls.

- * Landing with window to rear overlooking the fields at the rear, hatch to loft.
- * Very large main double bedroom where it may be possible to include a first floor bathroom subject to building regulations approval.
- * Attractive original period fireplace, window to front with views over countryside, exposed floorboards, door to built-in wardrobe/cupboard.
- * Second double bedroom with window to front and views over countryside, door to undereaves storage.
- * Third small double/large single bedroom with window to front and rural views, door to built-in cupboard/wardrobe.
- * Double gates at the front open to a large relatively low maintenance area extending to front and side and providing extensive off road parking. There is a large range of timber outbuildings, a pond and lean-to garden room.
- * The paved garden extends to the rear where there is a courtyard area, further timber outbuildings, outside tap and lovely views over the adjoining fields.

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.

Energy rating: F

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