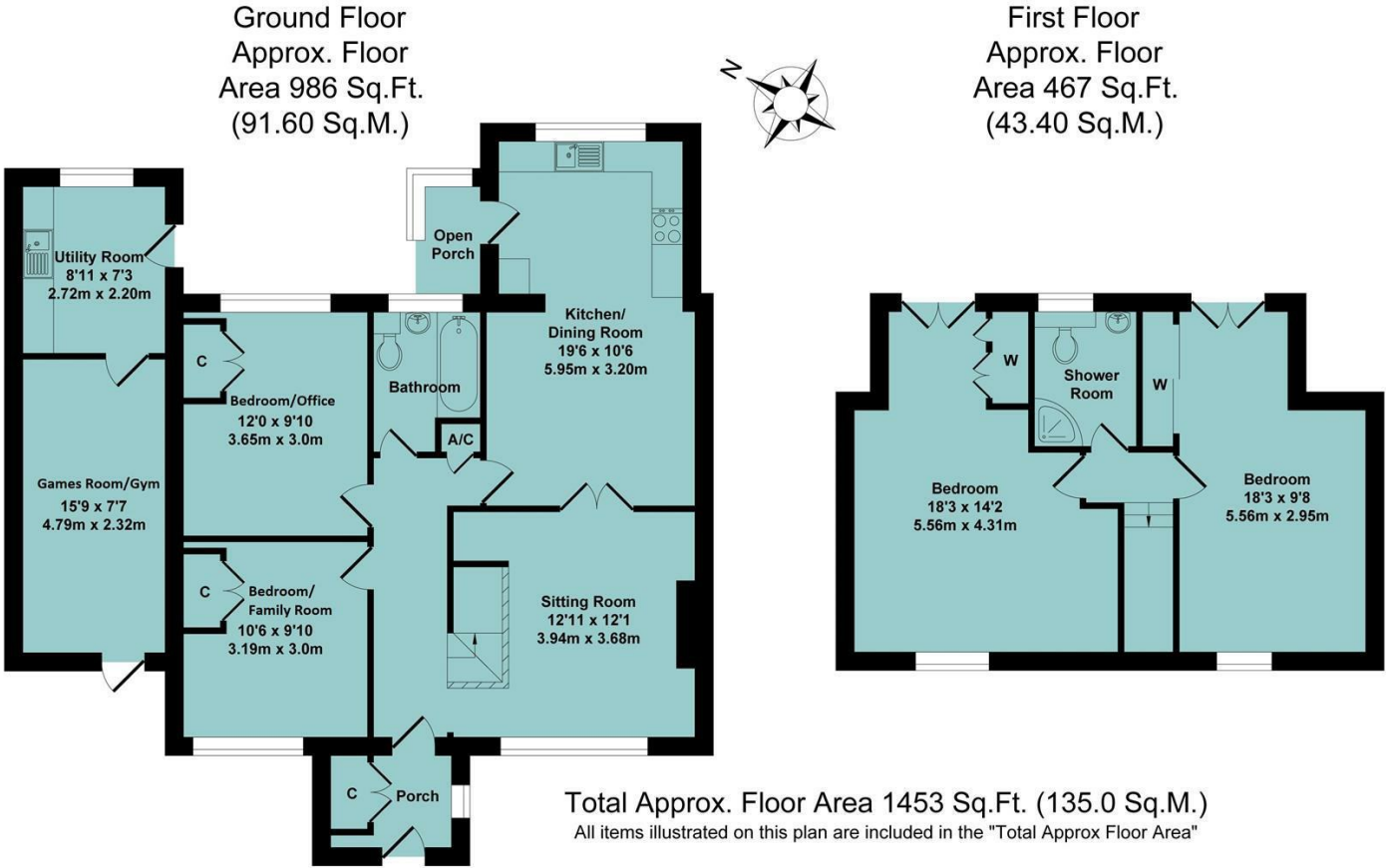
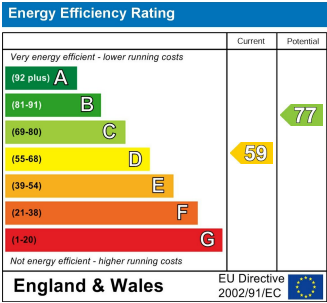


Agents Note

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.



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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 Valley View
Great Bourton



4 Valley View, Great Bourton, Oxfordshire, OX17 1QJ

Approximate distances
Banbury town centre 3.5 miles
Leamington Spa 18 miles
Southam 12 miles
Stratford upon Avon 20 miles
Junction 11 (M40 motorway) 4 miles
Oxford 27 miles

A VERY WELL PRESENTED HOUSE IN A SMALL NO THROUGH ROAD IN THIS DESIRABLE RELATIVELY UNSPOILT VILLAGE WITH FLEXIBLE ACCOMMODATION, LARGE GARDEN AND FAR REACHING RURAL VIEWS

Large porch, hall, sitting room, open plan kitchen diner, four double bedrooms over two floors, bathroom, separate shower room, utility, games room/gym, large garden, generous off road parking and two electric car charger points. Energy rating D.

£450,000 FREEHOLD



Directions

From Banbury proceed in a northerly direction toward Southam (A423). After approximately 3 miles turn right where signposted to Great Bourton. Travel into the village passing the church on the left and The Green on the right. Valley View will be found after a short distance on the left before leaving the village. The property will be found after a short distance on the right.

Situation

GREAT BOURTON is situated in attractive countryside just north of Banbury. The village has an active community, and amenities include a modern village hall, The Bell Inn public house and All Saints Church, dating back 600 years, children's play area and allotments. The nearby village of CROPREDY is very well served, famous for the battle of Cropredy Bridge, the canal which runs through it and the annual Fairport Convention Festival Weekend. Amenities there 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 brick built house which has been extended, remodelled and refitted completely over recent years to provide flexible accommodation on two floors and can be used as a family house with four double bedrooms. Alternatively two of those bedrooms which are on the ground floor can be used as reception rooms or home offices if preferred.

* The living accommodation features a sitting room at the front with a large window which leads via glazed double doors to an open plan kitchen/dining room which is fitted with a range of Cotswold green shaker style units incorporating a built-in AEG oven, Bosch induction hob with extractor over, AEG integrated dishwasher, white ceramic sink, ceramic tiled floor, window to rear overlooking the garden and countryside beyond.

* Ground floor double bedroom/office with window to front, laminate wood effect floor.

* Further ground floor double bedroom/family room or office with laminate wood effect floor and heating under, fitted cupboard/wardrobe, large window to rear overlooking the garden.

* Ground floor bathroom fitted with a white suite

comprising panelled bath with large overhead drench shower with travertine fully tiled surround, wash hand basin and WC, heated towel rail, window, ceramic wood effect floor tiling.

* Large main double bedroom with window to front, Juliet balcony to rear with lovely views, laminate wood effect floor, fitted wardrobe. Wall mounted air conditioner/heater.

* Second double bedroom with wall mounted air conditioner/heater, window to rear with views over miles of countryside, laminate wood effect floor, built-in double wardrobe with sliding mirrored doors.

* First floor shower room fitted with a white suite comprising fully tiled shower cubicle, wash hand basin and WC, ceramic tiled floor, window, heated towel rail.

* To the front of the property there is generous off road parking and two electric car charger points.

* The garage has been converted into a games room/gym or garden office as preferred. It has marble effect flooring, high ceiling, door to front and further door to the rear opening to the utility room which has plumbing for washing machine, space for tumble dryer, base and eye level units, sink, window and door to rear garden.

Services

All mains services are connected with the exception of gas. Heating is by way of individually controlled modern programmable electric radiators.

Local Authority

Cherwell District Council. Council tax band C.

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.