

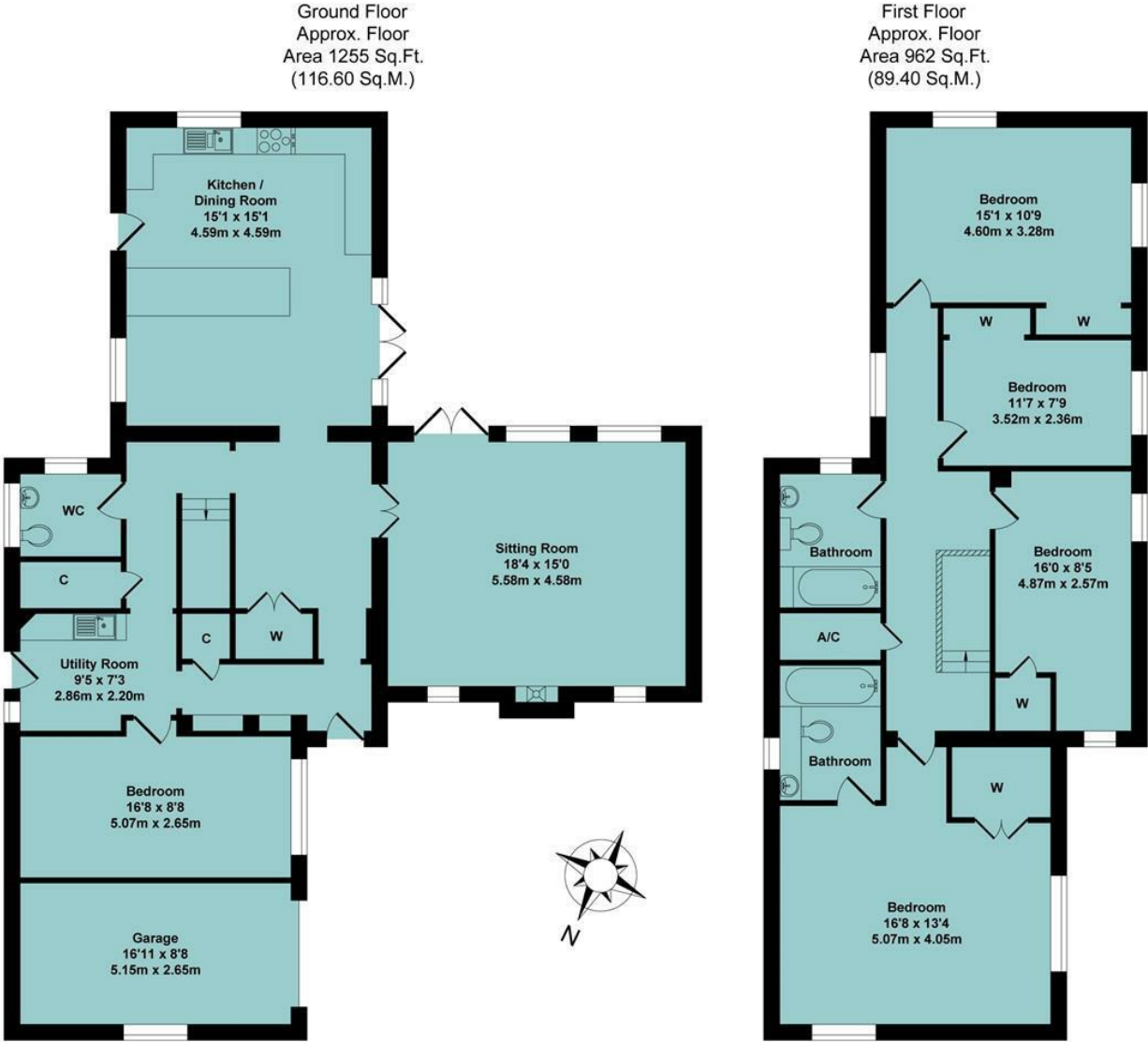
Agents Note

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Total Approx. Floor Area 2217 Sq.Ft. (206.0 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.



Littlestones, Main Street
Aston Le Walls



Littlestones, Main Street, Aston Le Walls,
Northamptonshire, NN11 6UF

Approximate distances
Banbury 9 miles
Junction 11 (M40 motorway) 7 miles
Daventry 10 miles
Northampton 20 miles
Leamington Spa 17 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx.

**OFFERED TO THE MARKET CHAIN FREE IS THIS
UNIQUE AND SPACIOUS FIVE BEDROOM DETACHED
HOUSE OCCUPYING A GENEROUS PLOT IN A HIGHLY
REGARDED VILLAGE**

**Entrance hall, sitting room, kitchen/dining room,
utility room, downstairs cloakroom, five
bedrooms, family bathroom and ensuite, driveway
and garage, front and rear gardens. Energy rating
D.**

£550,000 FREEHOLD



Directions

From Banbury proceed in a northerly direction toward Daventry (A361). Travel through Wardington and continue to Chipping Warden following the bypass along the A361 until the turning for Aston Le Walls is reached on the left. After approximately half a mile take a left hand turning into Main Street. The property will be found towards the end of the road on the left hand side opposite the church.

Situation

Aston Le Walls is a rural village situated north-east of Banbury on the borders of North Oxfordshire and South Northamptonshire. The village comprises almost entirely of stone built houses and cottages with an attractive church dating from the 13th century as well as a Catholic Church and Catholic primary school and secondary school at Chenderit in Middleton Cheney. Aston Le Walls Equestrian Centre is also just outside the village. Local amenities include butcher, green grocer, chemist and iron mongers in Woodford Halse, general store and Post Office in Byfield and more extensive shopping available in Banbury.

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:

- * Entrance hall with inbuilt storage cupboards for coats and shoes, doors to kitchen/dining room, sitting room, utility, bedroom five and downstairs cloakroom, stairs to first floor.
- * Spacious and airy sitting room with vaulted ceiling, log burner, two windows to front and two to the rear, French double doors opening to garden.
- * Kitchen/dining room located at the rear, also accessed off the hallway, fitted with a range of base and eye level units. Space and plumbing for dishwasher, range cooker with extractor fan over, space for fridge freezer, windows to side and rear, ample space for table and chairs, breakfast bar, double doors to garden, door to side.
- * Utility room fitted with an inset sink, space and plumbing for washing machine, space for tumble dryer, worktop, wall mounted storage cupboard, door to side.
- * Downstairs cloakroom with WC, wash hand basin and two windows.
- * Bedroom five accessed off the hallway with window to front.
- * First floor landing with doors to bedrooms, bathroom and airing cupboard.

- * The master bedroom is a large double with windows to front and side, large built-in wardrobe and ensuite comprising bath with shower over, WC and vanity wash hand basin, tiled walls and floor.
- * Bedroom two is a large double with built-in wardrobe and windows to side and rear.
- * Bedrooms three and four are both doubles with built-in wardrobes and windows to side.
- * Family bathroom fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin, window to rear.
- * The rear garden is private and mostly laid to lawn with a small patio area immediately outside the rear doors.
- * Off road parking for several vehicles to front and a single garage.

Services

All mains services are connected with the exception of gas.

Local Authority

West Northants District Council. Council tax band F.

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.