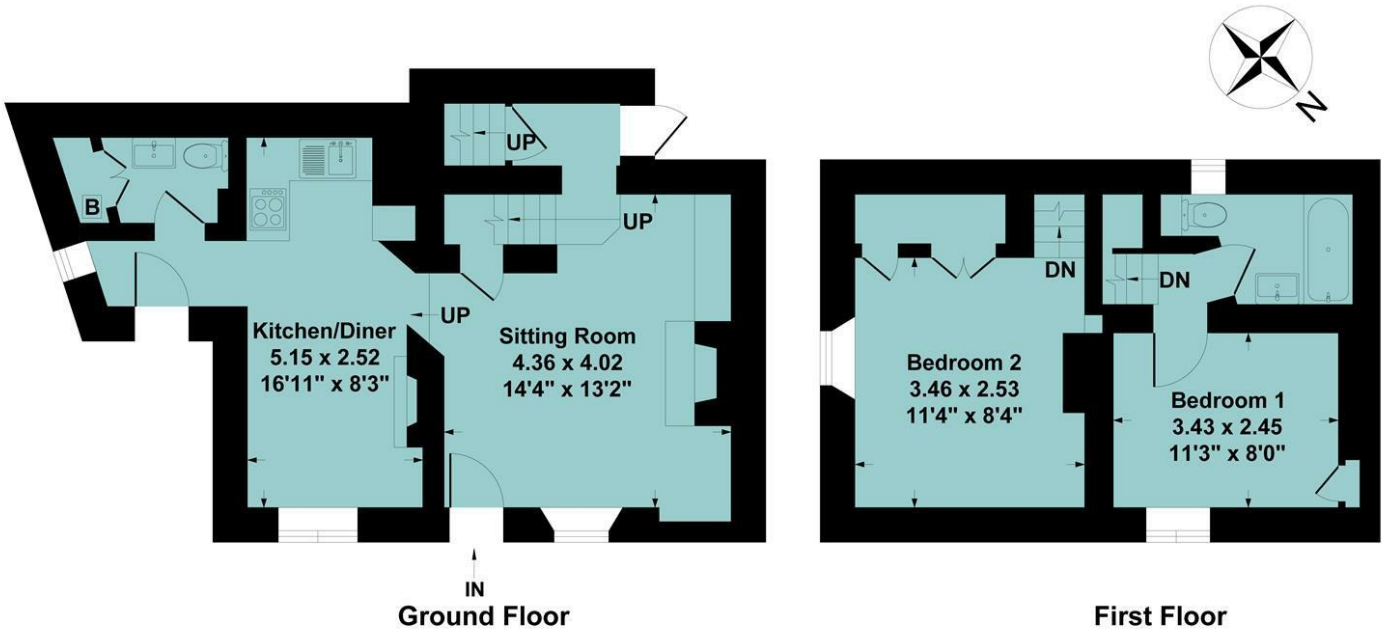


Agents Note

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.



Ground Floor Approx Area = 40.22 sq m / 433 sq ft  
First Floor Approx Area = 29.81 sq m / 321 sq ft  
Total Area = 70.03 sq m / 754 sq ft

Measurements are approximate, not to scale,  
illustration is for identification purposes only.

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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.



Boundary Cottage, 2 West Street  
Shutford



Boundary Cottage, 2 West Street,  
Shutford, Oxfordshire, OX15 6PH

Approximate distances  
Banbury 5 miles  
Shipston on Stour 8 miles  
Oxford 28 miles  
Stratford upon Avon 18 miles  
Banbury to London Marylebone 55 mins by rail approx.  
Banbury to Birmingham 50 mins by rail approx.  
Banbury to Oxford 17 mins by rail approx.

A DELIGHTFUL GRADE II LISTED STONE AND THATCHED PERIOD COTTAGE WITH A NUMBER OF CHARACTER FEATURES OCCUPYING A LOVELY POSITION ON THE EDGE OF THE VILLAGE OVERLOOKING OPEN COUNTRYSIDE

Sitting room, kitchen/dining room, cellar, WC/utility, two double bedrooms, bathroom, oil central heating, double glazing, small courtyard rear garden and much larger separate garden immediately opposite with beautiful outlooks over adjoining fields, useful stone outbuilding and two off road parking spaces, no upward chain.

£279,000 FREEHOLD



Directions

From Banbury proceed in a westerly direction toward Shipston-on-Stour (B4035). Before reaching Broughton turn right where signposted to North Newington. Travel through this village and continue on to Shutford. Follow the road through the village and take the last turning on the right into West Street. The property will be found after a very short distance on the right and can be recognised by our "For Sale" board.

Situation

SHUTFORD is a popular rural village just five miles West of Banbury. It comprises predominantly historic dwellings built almost entirely of local stone. Amenities in the village comprise an excellent public house/restaurant and a Church. There is a Post Office and shop in the nearby village of Sibford Ferris. Shutford and the surrounding area are exceptionally well served by both independent and local authority schools of first class performance and regard. There is the highly renowned Shenington Primary School within about a mile, one of the country's top inspection scoring schools in English, Mathematics and Science. The choice of other primary schools in the nearby villages of Wroxton, North Newington and Hornton may also be available. There is also the high performing independent Sibford School at Sibford Ferris and the well regarded co-educational Bloxham School both within a few miles. The M40 motorway can easily be reached either at junction 11 Banbury or at junction 12 Gaydon, both being approximately 6 miles distant.

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 charming stone built semi detached cottage which boasts a number of period features including window seats, an original Range, beams and two staircases.
- \* Grade II Listed period property.
- \* Enjoying views to the west over beautiful countryside.
- \* Two double bedrooms.
- \* Ground floor cloakroom and utility.

- \* Open plan kitchen/dining room.
- \* Sitting room with original range and wood floor.
- \* First floor bathroom with a white suite.
- \* Oil central heating and uPVC double glazing.
- \* Small courtyard garden immediately to the rear of the property with oil tank which has a shared access through it for a neighbouring cottage. The main area of garden which is much larger is directly opposite the cottage and occupies a wonderful position adjoining fields over which there are lovely views to the west. This lawned raised garden has seating areas ideal for watching the setting sun. There are also two off road parking spaces and a useful detached stone outbuilding approached via a door to the front which measures approximately 13'6" x 11' and also has a window to the front. Finally, there is a lovely mature Mulberry Tree beyond the parking area.

Services

All mains services are connected with the exception of gas.

Agent's note

As mentioned above there is a pedestrian access for a neighbouring property which shares the path at the side via the courtyard to the rear.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: E

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