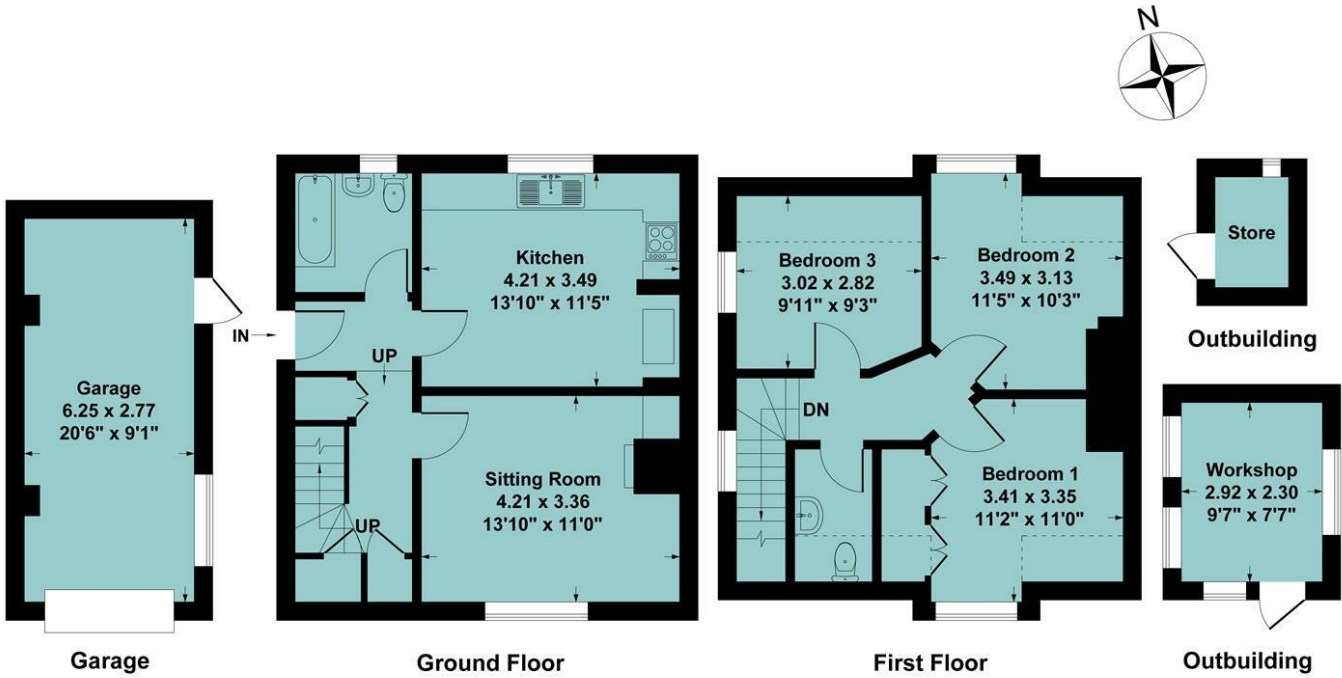
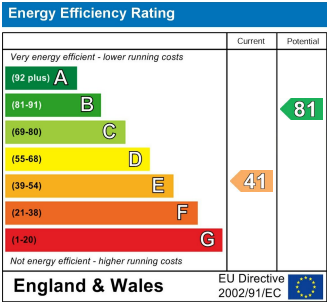


Agents Note

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 = 43.82 sq m / 472 sq ft
First Floor Approx Area = 40.66 sq m / 438 sq ft
Garage Approx Area = 17.31 sq m / 186 sq ft
Outbuilding Approx Area = 6.71 sq m / 72 sq ft
Total Area = 108.50 sq m / 1168 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.



Kelmscott, Rattlecombe Road
Shenington



Kelmscott, Rattlecombe Road,
Shenington, Oxfordshire, OX15 6NH

Approximate distances
Banbury 7 miles
Junction 11 (M40) 9 miles
Junction 12 (M40) 9.5 miles
Oxford 30 miles
Stratford upon Avon 13 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

A SPACIOUS AND WELL KEPT THREE BEDROOM SEMI-DETACHED STONE BUILT COTTAGE IN THE POPULAR VILLAGE OF SHENINGTON BENEFITTING FROM FIELD VIEWS TO THE REAR AND A GARAGE AND OFF ROAD PARKING.

Entrance hall, downstairs bathroom, kitchen, sitting room, three bedrooms, upstairs cloakroom, gardens to side and rear, garage and driveway parking. Energy rating E.

Guide Price £495,000 FREEHOLD



Directions

From Banbury proceed in a northwesterly direction toward Stratford upon Avon (A422). Travel through the villages of Drayton and Wroxton and after a further mile and a half turn left where signposted to Alkerton and Shenington. Travel through Alkerton and proceed up the hill towards Shenington. Opposite the first house set up high on the left hand side, Kelmscott will be seen on the right hand side.

Situation

SHENINGTON is an extremely popular village with a well renowned primary school, public house/restaurant, parish church, doctor's surgery and pretty village green. It is located approximately 7 miles North West of nearby market town Banbury which offers extensive modern shopping, educational and leisure amenities and a main line railway station with regular services to London, Birmingham and the North. Sporting activities in the area include golf at Tadmarton and Adderbury, National Hunt racing at Warwick, Stratford upon Avon and Towcester and Motor racing at Silverstone.

* Entrance hall with doors to kitchen, lounge and downstairs bathroom. Under-stair storage cupboards with ample space for coats and shoes.

* Kitchen fitted with a range of wood-effect base and eye-level units with worktops over, inset sink, window overlooking the garden, Sandyford oil fired range cooker and boiler, space for cooker, space and plumbing for washing machine, space for table and chairs, tiled flooring.

* Sitting room with window to front, fireplace with stone-built surround, built-in storage cupboard and inset shelving.

* Ground floor bathroom fitted with a white suite comprising bath with shower over, WC and basin. Part tiled walls, window to the rear.

* Main bedroom is a double with fitted wardrobes and window to front.

* Bedrooms two and three are also both doubles with a window to rear.

* First-floor cloakroom comprising WC and basin.

* Gardens to side and rear with a range of mature fruit trees, bushes and shrubs. A range of outbuildings.

* Garage and off-road parking for at least one car in front of the garage. The garage has power and lighting with hinged doors to the front and a personal door to the garden at the rear.

Services

Mains water and electricity connected. Oil fired central heating. The oil tank is accessed from the driveway. The boiler is in the kitchen.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

EPC

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

Agent's note

There has previously been Japanese Knotweed in the garden at the far end of the garden. A 5-year treatment plan has been completed and there is a 10-year guarantee to cover it should it return within 10 years. We have the associated paperwork available upon request. It is recommended that any buyer does their own research into Japanese Knotweed.

