

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.

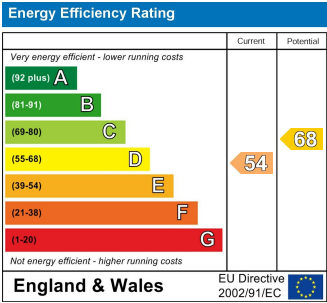
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Ground Floor Approx Area = 67.92 sq m / 731 sq ft
First Floor Approx Area = 49.82 sq m / 536 sq ft
Garage Approx Area = 12.13 sq m / 131 sq ft
Total Area = 129.87 sq m / 1398 sq ft

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.



6 Gullivers Close
Horley



6 Gullivers Close, Horley, Oxfordshire,
OX15 6DY

Approximate distances
Banbury town centre 4.1 miles
Junction 11 (M40) 5.3 miles
Banbury railway station 4.9 mile
Oxford 35.8 miles
Stratford upon Avon 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail 50 mins approx.

A THREE BEDROOM FAMILY HOME WITH
APPROXIMATELY 500FT GARDEN LOCATED IN THE
DESIRABLE VILLAGE OF HORLEY.

Entrance hall, sitting room, kitchen/dining area,
separate dining room, downstairs WC, three
bedrooms, family bathroom, rear garden, garage,
driveway. Energy rating E.

£450,000 FREEHOLD



Directions

From Banbury proceed in a northwesterly direction towards Warwick on the B4100. After approximately 2 miles turn left where signposted to Horley. Travel into the village and bear left opposite The Red Lion Inn following the road towards Wroxton. Take the first turning on the left into Gullivers Close and the property will be found a short distance along on the left hand side.

Horley

Horley is a popular conservation village lying approximately three miles northwest of Banbury. Within the village there is a parish church and public house. In the adjacent village of Hornton there is a primary school which enjoys an excellent reputation. Horley is also within the catchment area for the Warriner secondary school at Bloxham which also enjoys a good reputation.

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:

Approx. 500ft rear garden.

Rarely available.

Beautiful village location within walking distance to village pub.

* Entrance hall with stairs rising to first floor and access to under stairs cupboard.

* Spacious, light and airy sitting room with wood burner and sliding doors to dining room.

* Kitchen/dining area featuring modern grey wall and base units with worktop over, integrated fridge and dishwasher, space and plumbing for washing machine and space for oven. The dining area has ample space for table and chairs.

* Separate dining room with doors overlooking the rear garden.

* Downstairs WC with wash hand basin and window.

* First floor landing with access to airing cupboard and attic.

* The master bedroom is a double which benefits from a built in wardrobe and views over the rear garden.

* The second bedroom also benefits from being a double.

* Further small double bedroom.

* Family bathroom comprising of bath with shower over, WC, wash hand basin, heated towel rail and window.

* Driveway parking leading to garage with up and over door.

* The rear garden extends to approximately 500ft and features a patio area which is perfect for a table and chairs. Boasting a variety of fruit trees, shrubs, two sheds, a greenhouse, with scenic views over fields at the far end.

Agents Note

Please note there is a right of way across the garden for neighbours to the left to use, the subject property also has a right of way across number 7.

Services

All mains services are connected, the oil fired boiler is located in the dining room with the tank in the garden.

Local Authority

Cherwell District Council. Council Tax Band D.

Viewing

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

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

Energy rating : E

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