

## 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

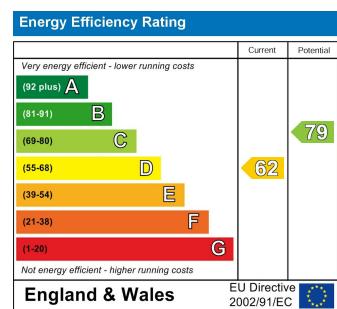
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Ground Floor Approx Area = 46.79 sq m / 504 sq ft  
First Floor Approx Area = 34.71 sq m / 374 sq ft  
Second Floor Approx Area = 22.18 sq m / 239 sq ft  
Garage Approx Area = 12.83 sq m / 138 sq ft  
Total Area = 116.51 sq m / 1255 sq ft

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



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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.



12 Manor Close  
Great Bourton

Anker

# 12 Manor Close, Great Bourton, Oxfordshire, OX17 1RA

## Approximate distances

Banbury town centre 3 miles  
Banbury railway station 4 miles  
Junction 11 (M40 motorway) 3 miles  
Southam 12 miles  
Leamington Spa 17 miles  
Oxford 25 miles  
Banbury to Marylebone by rail approx. 55 mins  
Banbury to Oxford by rail approx. 17 mins  
Banbury to Birmingham by rail approx. 50 mins

## AN EXTENDED AND MUCH IMPROVED THREE BEDROOM END OF TERRACE PROPERTY LOCATED IN A QUIET CUL DE SAC IN THE POPULAR VILLAGE OF GREAT BOURTON BENEFITTING FROM A GARAGE AND ALLOCATED OFF ROAD PARKING

Entrance hall, sitting room, open plan living  
kitchen/dining area, utility/study, downstairs WC,  
three bedrooms, family bathroom, loft room, front  
and rear gardens, garage. Energy rating D.

£325,000 FREEHOLD



## Directions

From Banbury take the A423 Southam Road out of the town. After approximately 2 ½ miles the right hand turning for Cropredy and Great Bourton will be seen. Having turned right enter Great Bourton and just before the church take the left turn into Manor Road. Follow Manor Road around to the left and this leads into Manor Close. You will see a block of garages on your right and can park in their vicinity, access to the front of the property is possible by foot.

## 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 and All Saints Church, dating back 600 years. 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, 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:

- \* Entrance hall with doors to the lounge, kitchen, stairs to first floor, understairs storage space, tiled flooring.
- \* Sitting room with window to front.
- \* Open plan living kitchen/dining room. The kitchen area is fitted with a range of navy gloss base and white gloss eye level units with white worktop over, inset sink, integrated oven with a four ring electric hob and extractor over, integrated dishwasher, space for free standing fridge freezer, tiled splashback, bamboo flooring. The dining/living area also has the bamboo flooring, space for dining table as well as living room furniture, double doors lead to the garden and archway to the utility/rear porch.
- \* Utility/rear porch with tiled flooring, worktop for home working or storage, door to rear garden and door to cloakroom.
- \* Cloakroom with WC, inset sink, space and plumbing for washing machine, tiled floor, tiled splashback, window to rear.
- \* First floor landing with doors to all rooms, airing cupboard housing the hot water tank, hatch to loft.
- \* Bedroom one is a double with window to rear and a built-in wardrobe.

\* Bedroom two is a large single/small double with window to front.

\* Bedroom three is a single with window to rear.

\* Family bathroom fitted with a bath with shower over, WC and wash hand basin, tiled walls, heated towel rail, window to front.

\* The loft has been partially converted accessed from a ladder in the hallway. It is fully boarded with a velux window, light, power, eaves storage and built-in shelving.

\* The front garden is mostly laid to lawn with a border of trees and bushes, gated access and garden shed. The rear garden is over two tiers with a patio immediately outside the back doors with steps leading up to a block paved patio area. There is gated side access to the front, gated access to the rear leading to the garage and parking. The garage is the closest garage to the property - when looking at the row of garages it is the furthest one on the left.

## Services

All mains services are connected with the exception of gas. The oil tank is in the garden.

## 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.