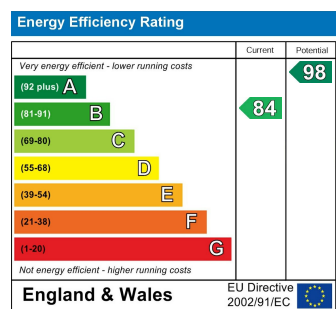


Agents Note

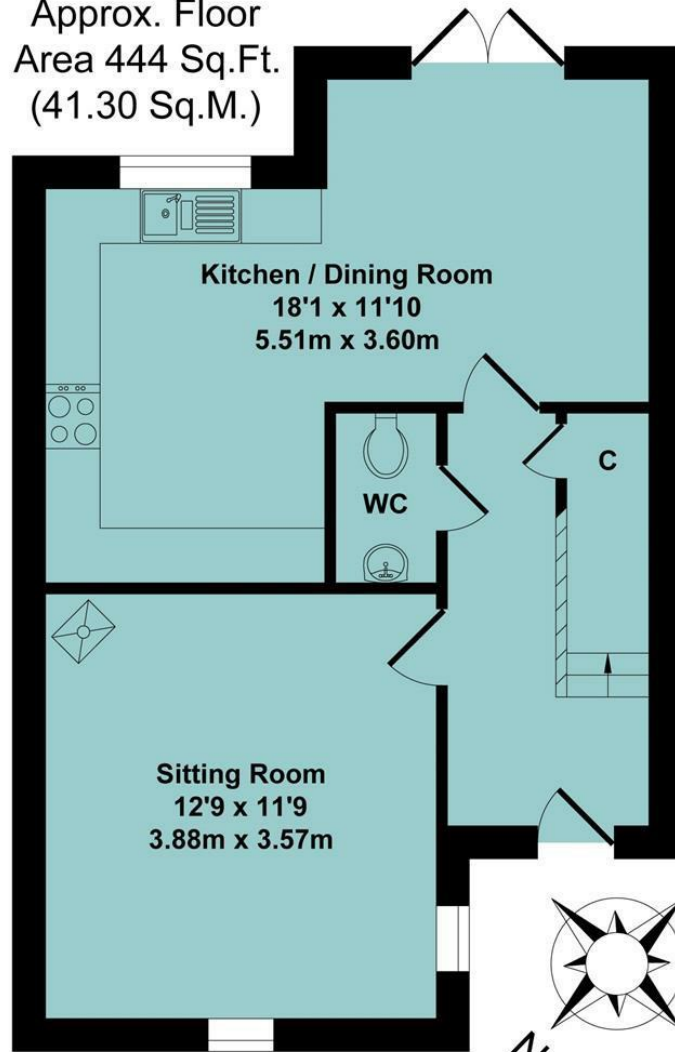
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

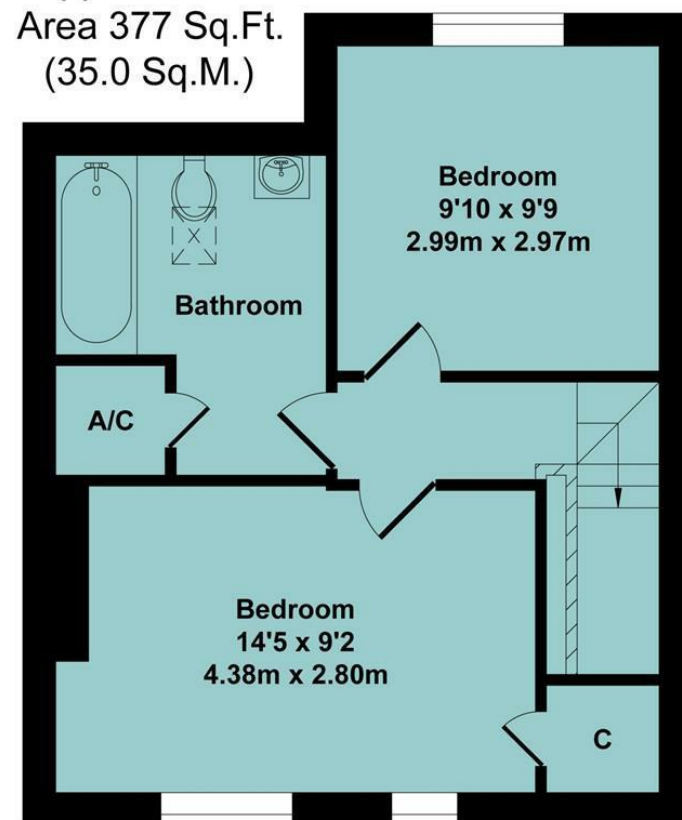
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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. Floor Area 444 Sq.Ft. (41.30 Sq.M.)



First Floor
Approx. Floor Area 377 Sq.Ft. (35.0 Sq.M.)



Total Approx. Floor Area 821 Sq.Ft. (76.30 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.



Bluebell Cottage, Ivy Lane
Shutford



Bluebell Cottage, Ivy Lane, Shutford, Oxfordshire, OX15 6PD

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 BEAUTIFULLY PRESENTED TWO BEDROOM STONE COTTAGE IN A POPULAR VILLAGE LOCATION

Entrance hall, sitting room, open plan kitchen/diner, downstairs cloakroom, two bedrooms, bathroom, rear garden, allocated parking. Energy rating B.

Offers in excess of £325,000 FREEHOLD



Directions

From Banbury proceed in a westerly direction toward Shipston-on-Stour (B4035). After approximately a mile turn right toward North Newington and continue through the village and onto Shutford. Continue through Shutford and take the first right turning opposite The George & Dragon public house into Ivy Lane. Proceed along the lane for some distance until the property will be seen on the right hand side.

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:

- * Beautifully presented throughout.
- * Two bedroom stone cottage.
- * Open plan kitchen/diner.
- * Popular village location.
- * Wood doors throughout.
- * Underfloor heating to the ground floor.
- * Entrance hall with wood flooring and access to understairs storage.
- * Warm and cosy sitting room with wood flooring, wood burner and two windows.
- * Open plan kitchen/diner comprising of base and wall mounted units with wood effect worktop, integrated

appliances include oven and microwave, wine cooler, fridge freezer, dishwasher, hob, space and plumbing for washing machine, ample space for table and chairs, patio doors opening to the rear garden.

* Downstairs WC comprising WC and wash hand basin, extractor fan and tiled floor.

* Landing with access to loft.

* The master bedroom is a double and has space for a wardrobe, a built-in cupboard which is currently being used as an office space.

* The second bedroom is also a double with window to rear.

* Modern bathroom comprising bath, WC, heated towel rail, sky lights, tiled floor, access to airing cupboard.

* The rear garden has a small patio area, lawn and gate which leads to the parking area. Two allocated parking spaces which can be accessed from the right hand side of the property.

Services

All mains services are connected with the exception of gas. The property has an air source heat pump.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: B

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