



10 STATION ROAD, CROPREDY

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ESTATE AGENTS

**10 STATION ROAD
CROPREDY
BANBURY
OXFORDSHIRE
OX17 1PP**

Situated approximately 4 miles from Banbury, 29 miles from Stratford upon Avon 18 miles from Leamington Spa, 30 miles from Oxford, 36 miles from Coventry,

AN ATTRACTIVE CONTEMPORARY STONE THREE BEDROOM TERRACED COTTAGE, WITH ENCLOSED COURTYARD GARDEN AND SINGLE GARAGE WITH OFF ROAD PARKING SITUATED IN THE POPULAR VILLAGE OF CROPREDY.

Entrance Hall, Living Room, Kitchen, Utility Cupboard, Dining Conservatory, Cloakroom, Three Bedrooms, Ensuite Shower Room, Family Bathroom. uPVC Double Glazing. Oil-Fired Heating and LPG. Enclosed Courtyard Garden. Single Garage. Off Road Parking.

Viewing **Seccombes Estate Agents, Shipston on Stour**
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Cropredy is an attractive popular village in Oxfordshire about five miles from Banbury. Within the village are the Brasenose Arms and the Red Lion Public Inns, a doctors surgery, primary school, post office, village shop, café and Waterside Marina and Cricket Club.

The local larger centres of Banbury, Oxford, Warwick and Leamington Spa are easily accessible and offer more comprehensive shopping and recreational school facilities.

The M40 is accessible at Banbury (Junction 11) and Gaydon (Junction 12). There are mainline stations at Warwick Parkway, and Banbury with a service from Banbury to London Marylebone in just under an hour.

10 Station Road is a light and airy, well presented, spacious, and well-proportioned contemporary three-bedroom stone-fronted terraced cottage situated in the popular village of Cropredy.

The kitchen has been redeveloped and extended to incorporate an attractive dining/conservatory with underfloor heating overlooking the attractive enclosed courtyard, beyond which is a single garage with one/two parking spaces in front.

The accommodation briefly comprises:

Entrance Hall with ceramic tiled floor, stairs to first floor.



Cloakroom with wash hand basin and w.c.

Living Room with feature fireplace with oak mantel shelf, Aga multi-fuel Log burner and terracotta tiled hearth, bi-fold doors to the garden and

Dining/Conservatory with ceramic flooring and underfloor heating, bi-fold door to courtyard garden, open to

Kitchen open-plan, light and airy with well-appointed Howdens kitchen incorporating stainless steel one and a half sink and drainer, fitted base units with work surface over, fitted wall units, integral fridge/freezer, plumbing for dishwasher, Neff four-ring LPG Hob and extractor hood and oven. Opening on to the Dining Conservatory. **Utility Cupboard** with plumbing for washing machine.

On the first floor **Galleried Landing** with loft access.

Bedroom One with fitted mirrored wardrobes and **Ensuite Shower Room** part-tiled with shower cubicle, w.c. pedestal, wash hand basin.

Bedroom Two overlooking the courtyard garden.

Bedroom Three overlooking the front garden



Family Bathroom part tiled with wash hand basin, w.c. bath with shower and shower screen over.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band D.

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services

Mains electricity, water and drainage are connected to the property. Oil-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 69 (C) Potential: 81 (B)



Directions

From the centre of the village pass the Brasenose Arms Inn on your right and continue for about a further 150 yards. 10 Station Road is on the right-hand side just after Spring Lane.

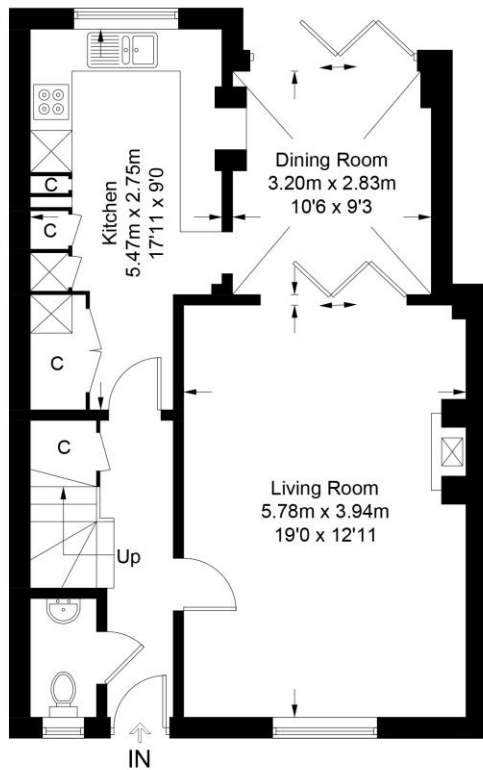
Postcode OX17 1PP

IMPORTANT NOTICE

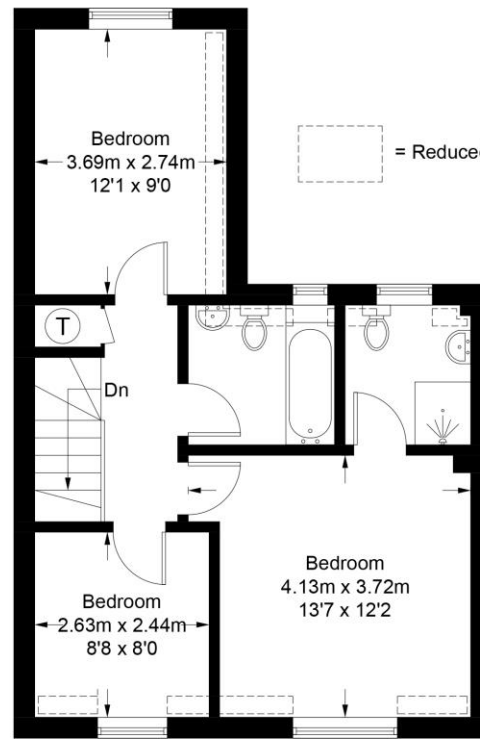
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3204/F005/23.09.2024

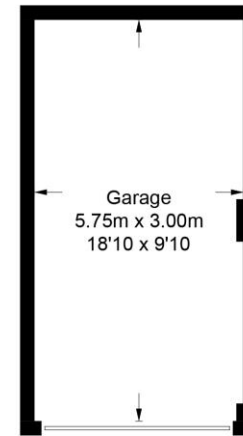
FLOOR PLANS



Ground Floor
58.3 sq m / 627 sq ft



First Floor
47.7 sq m / 513 sq ft



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 106.0 sq m / 1140 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 123.2 sq m / 1325 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1124408)

= Reduced headroom below 1.5m / 5'0



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