



2 Crosshill Cottages, Cross Hill Road
Adderbury



ROUND & JACKSON
ESTATE AGENTS



2 Crosshill Cottages, Cross Hill Road

Adderbury, OX17 3EQ

Guide Price: £320,000

A charming two-bedroom, ironstone cottage with a large rear garden. Located within the heart of Adderbury village and comes to market with no onward chain.

The Property

2 Crosshill Cottages, Adderbury is a charming, two-bedroom, ironstone cottage with a large rear garden, and is believed to be around 150 years old. The cottage lies in the heart of this popular village, and has been well maintained by its owner, of around 40 years. The property does require updating but would also make a lovely home and could be moved into straight away. The property has a large, and very pleasant, rear garden and offers a good amount of living space throughout. The property has flying freehold status, as a small part of the neighbouring property lies above the entrance hallway to the cottage. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a shared entrance, sitting room, kitchen and a conservatory. On the first floor there is a large landing, two bedrooms and a shower room with W.C. Outside to the rear there is a large lawned garden which measures around 70 feet in length. Crosshill Cottage owns the entrance hallway and the access passage through into the garden, however, Fairfield Cottage has a right of access to these areas. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Lobby

Original tiled flooring with a door leading into the cottage. There is a further door leading into Fairfield Cottage, and a door leading to a passageway which gives access to rear garden. The lobby and passageway are owned by 2 Crosshill Cottage and the owners of Fairfield Cottage have a right to use the lobby, for access only.

Sitting Room

A spacious sitting room with a window to the front aspect, and secondary double glazing fitted. There are doors leading to the staircase and kitchen and a further door leading into the conservatory. Inset gas fire and back boiler for the gas central heating.

Conservatory

A useful addition to the property, with a sliding door leading into the garden, fitted blinds and tiled flooring throughout.

Kitchen

A pleasant kitchen which is fitted with a basic range of floor and wall mounted cabinets, with worktop over. There is an inset sink, with drainer, and tiled splash backs. The kitchen has space and plumbing for a washing machine and space for a cooker. There is a built-in, shelved cupboard and a door leading into a useful pantry cupboard, which has a window to the front aspect. There is a window, and door, leading into the rear garden and further door leading into the sitting room.

First Floor Landing

A spacious landing area with a window to the front aspect, and two large built-in cupboards. One offers hanging space and the other houses the hot water tank. There are doors to the bedrooms and shower room and there is a loft hatch to the roof space.

Bedroom One

A good-sized double bedroom with a window to the rear aspect, which offers a pleasant outlook down the garden. There is an original cast iron fireplace which makes a nice feature.

Bedroom Two

A single bedroom with a window to the front aspect. The window has secondary double glazing fitted.

Shower Room And W.C

A large shower room which is fitted with a shower cubicle, toilet and a wash basin. There are tiled splash backs, fitted shelving, wood effect vinyl flooring and there is a window to the rear aspect.



Outside

To the rear of the property there is a very pleasant, lawned garden which measures around 70 feet in length. The garden offers a good amount of privacy, and there is a lawned area with well stocked, planted borders. There is a wooden shed at the foot of the garden and a paved patio adjoining the cottage, with an outside tap fitted. There is access from the rear garden via a passageway leading into the entrance lobby. The owners of Fairfield Cottage have a right of access via the passageway also. To the front of the property there is a concrete area which has always been used to park one vehicle, however, this area is not owned by 2 Crossfield Cottage.

Directions

From Banbury proceed in a southerly direction via the Oxford Road (A4260). After approximately 2.5 miles Adderbury will be reached. Having travelled through the traffic lights on the edge of the village take the first right hand turning to the village green. Continue on this road passing Squires hairdressers and follow the road as it bends to the right. Travel past the Pump House garage and continue along Crosshill Road. The property will be found at the top of the hill, on your left-hand side, shortly before the road bends to the left.

Situation

Adderbury is a particularly sought after village just south of the market town of Banbury, comprising a selection of large ironstone houses and thatched cottages. Excellent local facilities include a hairdresser, post office, library, village store, a number of public houses and a fine fourteenth century church. The nearby market town of Banbury offers retail, sporting and leisure facilities. Local education includes a primary school in the village and the Warriner Comprehensive in Bloxham. Prep schools are St Johns Priory (Banbury) and Carrdus (Overthorpe). Independent schools; Bloxham (Co-ed), Tudor Hall (girls) and Sibford (Co-ed) private schools. There are two private bus services, one for Warwick School and another for Oxford schools. M40 Motorway connections at Junction 11 (Banbury) for the north and Junction 10 (Ardley) for the south. Regular train services from Banbury to London (Marylebone from 55 minutes). Sporting and leisure activities include an excellent squash and tennis club in Adderbury itself; golf at Tadmarton Heath, horse racing at Warwick, Stratford and Towcester, motor racing at Silverstone, Bannatyne's Health Club in Bodicote, RSC in Stratford-upon-Avon and a multitude of cultural activities in Oxford.

Services

All mains services connected. The gas fired boiler is located in the sitting room. It is a back boiler, behind the gas fire.

Local Authority

Cherwell District Council. Tax Band C.

Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

A flying freehold property. Part of Fairfield Cottage lies above the entrance lobby to 2 Crosshill Cottages.

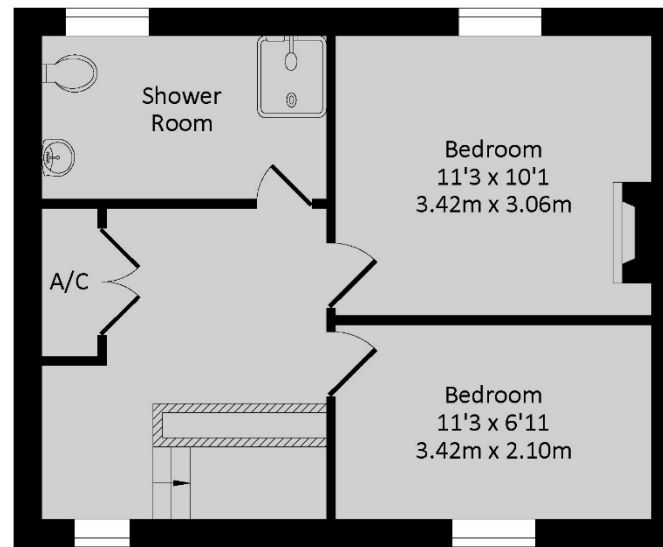


Ground Floor
Approx. Floor
Area 470 Sq.Ft.
(43.70 Sq.M.)

Conservatory
9'1 x 8'8
2.77m x 2.64m



First Floor
Approx. Floor
Area 372 Sq.Ft.
(34.60 Sq.M.)



Total Approx. Floor Area 842 Sq.Ft. (78.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk
www.roundandjackson.co.uk



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