



Brook House, Chapel Lane
Little Bourton, OX17 1RD



ROUND & JACKSON
ESTATE AGENTS





A large and very well presented stone built detached family home located on a very quiet, no-through road within the popular village of Little Bourton.

The property

Brook House, Chapel Lane, Little Bourton is a large and very well presented, four-bedroom, stone-built family home which sits on a quiet, no-through road in the heart of the popular village of Little Bourton. The property has a double garage and very private gardens and offers a large amount of very versatile living accommodation over two floors. The ground floor accommodation is arranged as follows; spacious hallway, W.C, study, kitchen/breakfast room, utility room, spacious sitting room, second sitting room/dining room and a conservatory. On the first floor there is a spacious landing, a large main bedroom with en-suite and there are three further double bedrooms and a family bathroom. Outside there is a double garage and driveway parking and to the rear there is a private and very pleasant garden with mature trees and bushes. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious and very welcoming hallway with doors leading off and stairs rising to the first floor. There is a useful understairs cupboard and tiled flooring throughout.

W.C

Fitted with a white suite comprising a toilet and hand basin with a vanity storage cupboard beneath. Tiled splash backs and a window to the front aspect. Tiled flooring.

Study

A large study which could be used as a playroom or perhaps a fifth bedroom, if required. Dual aspect windows to the front and side.

Sitting Room

A very large sitting room two windows to the rear aspect and a further window to the side aspect. Central stone fireplace with inset, coal effect gas fire (LPG gas cylinders) There is a door leading into the hallway and glazed double doors leading into the conservatory. Good quality flooring throughout.

Second Sitting Room/Dining Room

A lovely reception room with a window to the side aspect and French doors leading into the conservatory. Wooden flooring.

Conservatory

A large addition to the property with doors leading into the garden and glazed doors leading into the sitting room and dining room.

Kitchen/Breakfast Room

Fitted with a range of grey coloured, shaker style cabinets with worktops over and tiled splash backs. There is a range cooker and extractor hood, an integrated microwave and there is space for a dishwasher and space for a free standing fridge freezer. There is a sink with drainer and windows to the side and front aspects and a door leading into the utility area and garage. The kitchen has tiled flooring and is semi open-plan leading into a small breakfast area, with space for a table and chairs.

Utility Room

A large utility area which also give covered access into the double garage. There is space and plumbing for a washing machine and tumble dryer and there is a storage cupboard and worktop area. There is a window to the side aspect and door leading into the rear garden. Attractive red quarry tiled flooring.

Double Garage

A double garage with power and lighting and windows to the side and rear aspects. Two up-and-over doors leading onto the driveway.

First Floor Landing

A spacious, bright and airy landing with doors leading to the bedrooms and bathroom. There is a built-in cupboard which houses the hot water tank and there is a loft hatch to the roof space.



Main Bedroom

A superb and very spacious double bedroom with two windows to the rear aspect and a further window to the side. There is a fitted wardrobe and a door leading into the en-suite. The en-suite is fitted with a large shower cubicle, a toilet and a wash basin and there is floor to ceiling tiling and a heated towel rail fitted. There is a velux type window to the side aspect.

Three Further Bedrooms

Bedroom two is a very large double bedroom with two windows to the front aspect and fitted wardrobes. Bedroom three is a large double bedroom with a window to the rear aspect and a recessed storage area with shelf. Bedroom four is a double bedroom with a window to the front aspect and a fitted wardrobe.

Family Bathroom

Fitted with a white suite comprising a P-shaped panelled bath, a toilet and a wash basin with a vanity storage cupboard beneath. There is a rainfall shower over the bath, a heated towel rail and good quality wood effect flooring throughout. Window to the side aspect.

Outside

To the rear of the property there is a very private, well stocked lawned garden with a pathway surrounding the house and established planted borders. There is a wooden pergola with a seating area beneath and there is gated access to the side. To the opposite side of the property there is access into the utility room and garage and there is a further paved area where the oil tank can be found, this is a useful storage area with gated access to the front of the property. To the front of the property there is a large paved driveway, for several vehicles, and there is a lawned area fronting the road with established bushes and shrubs.

Situation

Little Bourton is located approximately three miles to the north of Banbury with easy access to the M40 motorway. In the nearby villages of Great Bourton and Cropredy there are facilities including schooling, inns, village store and post office.

Directions

From Banbury town centre proceed in a northerly direction via the Southam Road (A423). Continue for approximately 1.5 miles and turn right into Little Bourton. Continue into the village and bear right on Chapel Lane where Brook House will be found on your right-hand side as the road narrows.

Services

All mains services connected with the exception of gas. Oil fired central heating. The oil tank is located in the rear garden.

Local Authority

Cherwell District Council. Council tax band F.

Viewings

Strictly by prior arrangement with Round & Jackson.

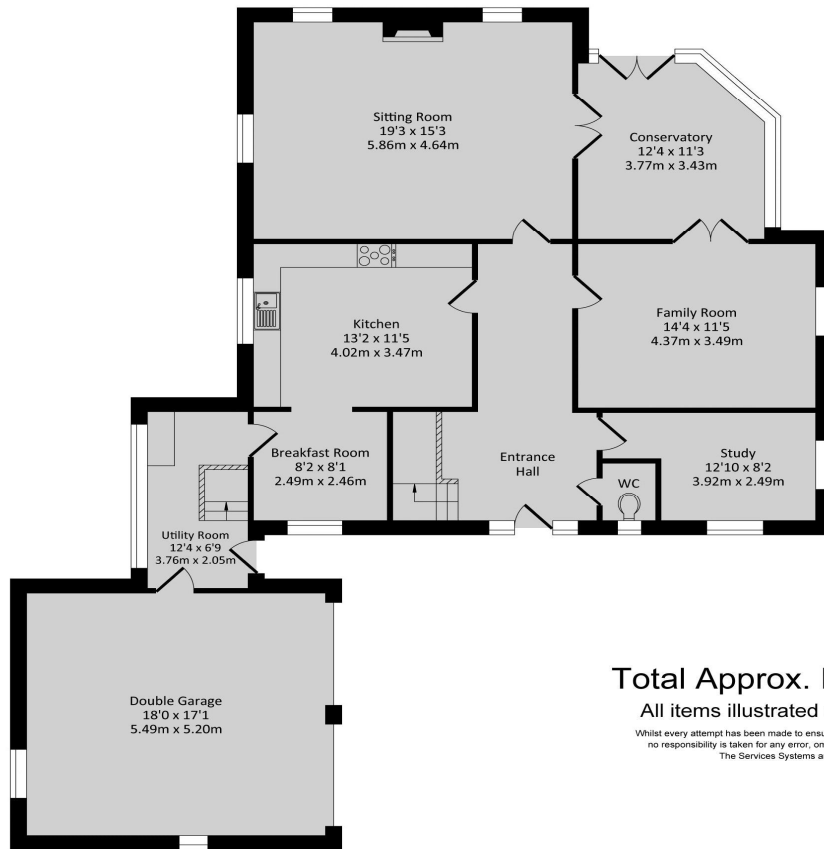
Tenure

A freehold property.

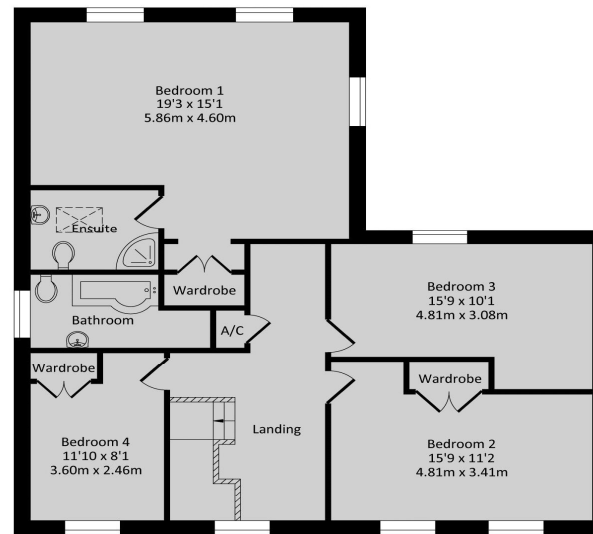
Asking Price: £625,000



Ground Floor
Approx. Floor Area
1452 Sq.Ft.
(134.90 Sq.M.)



First Floor
Approx. Floor Area
939 Sq.Ft.
(87.30 Sq.M.)



Total Approx. Floor Area 2391 Sq.Ft. (222.20 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		
69-80	C		
55-68	D		67 D
39-54	E	47 E	
21-38	F		
1-20	G		

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