



3 New Road, Ratley  
Banbury, OX15 6DN



ROUND & JACKSON  
ESTATE AGENTS





**A well presented stone built two bedroom house with a beautiful rear garden located within this highly regarded and pretty village.**

#### The property

3 New Road, Ratley is a very spacious two bedroom stone built house which is pleasantly located on the edge of this sought after and pretty village. The property is very well presented throughout, has well planned accommodation and there is potential to extend to the rear, subject to planning permission. On the ground floor there is an entrance hallway, a cloakroom/WC, a dual aspect sitting room and kitchen/breakfast room. On the first floor there are two double bedrooms and a shower room which has recently been re-fitted. There is a garden with hardstanding to the front and a side passage to the side which gives access to the rear. The rear garden is beautifully landscaped and predominantly laid to lawn with well stocked flower and plant borders. Within the garden there is a brick built out house. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

Stairs to the first floor and doors to the sitting room, kitchen/breakfast room and cloakroom.

#### Cloakroom/WC

Wash hand basin and WC.

#### Sitting Room

A dual aspect room with ample space for lounge furniture, windows to the front and rear and a door to the kitchen.

#### Kitchen/Breakfast Room

Fitted eye level cabinets and base units and drawers with work surfaces over and an inset sink and draining board. There is space for a cooker with extractor over, space for a washing machine and a useful understairs cupboard which currently houses the fridge.

#### First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

#### Bedroom One

A large double bedroom with windows to the front and rear.

#### Bedroom Two

A double room with a window to the front and a built in cupboard.

#### Shower Room

Recently fitted with a modern suite comprising a double shower cubicle, a wash hand basin and WC. Attractive tiling and a window to the rear.

#### Rear Porch

Access to the rear garden.

#### Outside

There is a garden with hardstanding to the front and a side passage to the side which gives access to the rear. The rear garden is beautifully landscaped and predominantly laid to lawn with well stocked flower and plant borders and a paved patio adjoining the house. Within the garden there is a brick built out house. Off road parking is available in the street.



### Situation

Ratley is situated to the north west of Banbury between the Warwick and Stratford Roads and standing at the top of Edgehill close to the site of the Civil War Battle of Edgehill which occurred in 1642. The village is made up of a combination of period stone dwellings together with a number of more modern properties. Within the village there is a church and the popular Rose & Crown public house. Further amenities can be found in the nearby towns of Banbury, Stratford and Warwick. From Banbury there is a main line railway station and junction 11 of the M40 motorway. Alternatively for those traveling north, junction 12 of the M40 motorway can be found at Gaydon.

### Services

All mains services connected with the exception of gas. Oil fired central heating. The boiler is located within the garden outhouse

### Tenure

A freehold property.



### Directions

From Banbury proceed north west on the Stratford Road. Travel through the villages of Drayton and Wroxton and continue for approximately 3 miles then turn right where signposted to Edgehill and Ratley. Continue for approximately one mile and bear right where signposted to Ratley. Turn left as you enter the village into Old Road and then bear right into New road where the property will be found on your left.

### Local Authority

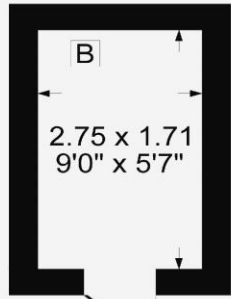
Stratford Upon Avon District Council. Tax Band C.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

**Asking Price £325,000**



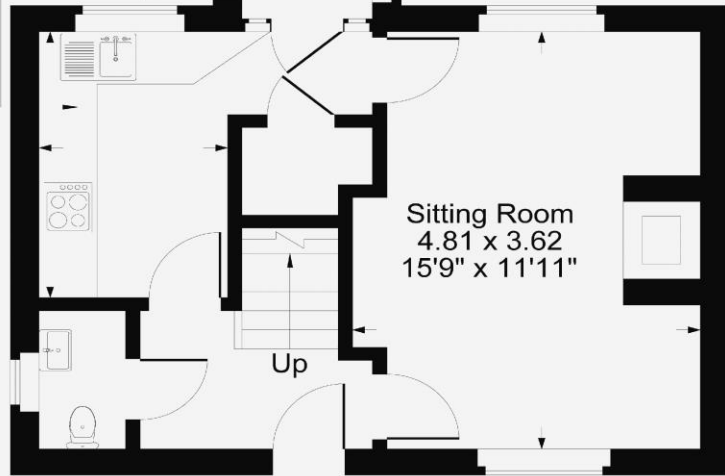


Outbuilding

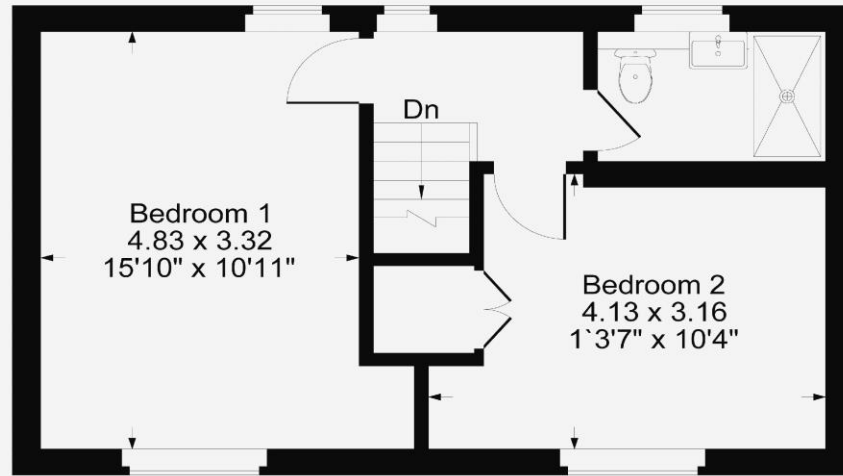
Approximate Gross Internal Area  
 Ground Floor = 34.63 sq m / 373 sq ft  
 First Floor = 39.19 sq m / 422 sq ft  
 Outbuilding = 4.70 sq m / 51 sq ft  
 Total Area = 78.52 sq m / 846 sq ft

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

Kitchen  
 3.06 x 1.96  
 10'0" x 6'5"



Ground Floor



First Floor



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