



1, Fortnum Cottages, Main Road  
Upper Tadmarton, Banbury, OX15 5SQ



ROUND & JACKSON  
ESTATE AGENTS









**A characterful cottage with spacious accommodation and rear garden located within this sought after Village to the west of Banbury.**

#### The Property

1 Fortnum Cottages is a pleasant period property of local honey coloured Horton stone construction and is situated in the heart of this sought after village to the South West of Banbury. The accommodation is arranged over two floors and is deceptively spacious with a central entrance hallway leading to a modern kitchen/breakfast room and a sitting room with a central log burner. On the first floor there is a landing, two double bedrooms and a modern family bathroom. A pleasant garden is positioned to the rear of the cottage. We have prepared a floorplan to show the layout and room sizes. Some of the main features include:

#### Entrance Hallway

A central hallway with doors to the sitting room and the kitchen/dining room.

#### Sitting Room

A spacious reception room with a central fireplace with log burner, stairs rising to the first floor and a window to the front aspect.

#### Kitchen/Breakfast Room

Having been modernised by the current owners, the spacious room is fitted with a range of modern, cream eye level cabinets with base units and drawers with work surfaces over. There is a Belfast sink, integrated fridge/freezer, single oven with a four-ring hob above with extractor over and space and plumbing for a free-standing washing machine and dishwasher. There is a useful central breakfast bar, door to the side which leads to the rear garden and a window to the rear aspect.



#### First Floor Landing

A central landing with doors to all first floor accommodation, a hatch to the loft space (which is fully boarded) and an airing cupboard.

#### Bedroom One

A large double bedroom with wooden flooring, a pleasant window seat and a window to the front.

#### Bedroom Two

A double bedroom with a window to the rear aspect.

#### Family Bathroom

A modern white suite comprising a panelled bath with a hand held shower and mixer shower over, W.C. and vanity unit. There is a heated towel rail, tiled flooring and splash backs and a window to the side aspect.





### Outside

The property is accessed via a shared passageway that runs beneath the terrace. There is a small, raised south/westerly facing garden at the rear which is lawned with flower and plant borders and has a seating area at the foot of the garden. The neighbouring property has the right to access the stepped pathway to access their garden.

### Situation

Tadmarton is situated south west of Banbury. It has an active community centering around the village hall, a local public house and has two golf courses nearby (Tadmarton and Rye Hill). Local schooling will be in the nearby villages of Sibford and Bloxham. The market town of Banbury offers a range of shopping and recreational facilities together with junction 11 of the M40 motorway and the main line railway to London Marylebone in under an hour.



### Directions

From Banbury proceed westwards on the Broughton Road. Continue through Broughton and Lower Tadmarton. On reaching Tadmarton, continue through the village where the property will be found on the left-hand side before the Lampet Arms public House.

### Services

Mains water and electricity.

### Local Authority.

Cherwell District Council, Tax Band B.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

A Freehold property

**Asking Price: £310,000**



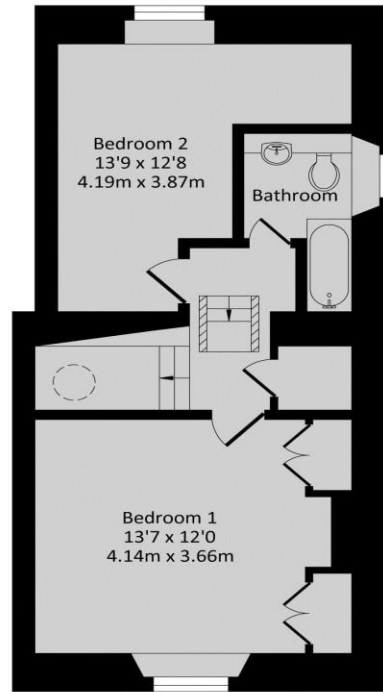
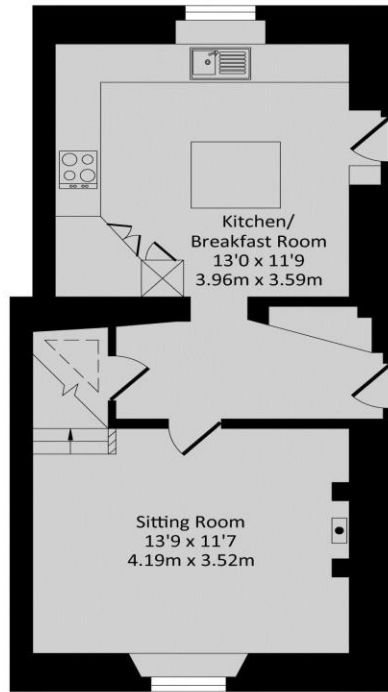




Ground Floor  
Approx. Floor  
Area 418 Sq.Ft.  
(38.86 Sq.M.)



First Floor  
Approx. Floor  
Area 418 Sq.Ft.  
(38.86 Sq.M.)



**Total Approx. Floor Area 836 Sq.Ft. (77.72 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             |         |           |
| 21-38 | F             | 31 F    |           |
| 1-20  | G             |         |           |

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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