



11 The Green
Shutford, OX15 6PJ



ROUND & JACKSON
ESTATE AGENTS





A very well presented, updated and extended, three-bedroom, semi-detached family home located in a favourable position within this sought after village.

The property

11 The Green, Shutford is a very well presented and extended, three-bedroom semi-detached house situated in a quiet part of the village. On the ground floor there is an entrance porch, home office, large hallway, down stairs wet room, sitting room and large refitted kitchen/diner with utility area to the side. On the first floor there is a landing area, three good size bedrooms and a family bathroom. Outside to the rear there is a private garden and to the front there is driveway parking for several vehicles and a single garage. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

UPVC door leading in from the driveway, wooden flooring throughout and doors leading into the home office and hallway.

Home Office

Useful office or storage space with a window to the front aspect.

Entrance Hallway

A spacious and welcoming hallway with stairs rising to the first floor. There are doors leading into the sitting room, kitchen/diner, down stairs wet room and there is wooden flooring throughout.

Wet Room

A large wet room with attractive tiling to all walls and the floor area. Fitted with a white suite comprising a toilet and wash basin, two heated radiators, rainfall shower head and also separate mixer shower and obscured window to the front aspect.

Sitting Room

A very pleasant, bright and airy room with a bay window to the front aspect and second window overlooking the rear garden. Working open fire with wooden surround and plenty of space for furniture.

Kitchen/Diner

A spacious kitchen diner which forms part of the ground floor extension. Fitted with modern, white fronted eye level and base units with granite worktops over and there is further cupboard space beneath. There is an inset stainless-steel sink and drainer, integrated Lamona double oven and microwave, Lamona dishwasher and Lamona four-ring electric induction hob with extractor over.

There is ample space in the centre of the kitchen for dining furniture. There is space for a large fridge-freezer and beyond the main kitchen area there is a large dining space with high ceilings and Bi-fold doors opening into the rear garden. The wooden flooring continues from the hallway throughout the kitchen and dining area. Door into the utility area.

Utility room

A large utility area with space and plumbing for white goods, base level units with worktop area over and an inset sink. Door leading into the garage and further door leading into the rear garden. White mirror finish tiled flooring throughout.

Garage

Single garage with power and lighting, up-and-over door leading to the driveway and the oil fired Worcester boiler is also found here.

First floor landing

Doors to all first floor rooms, window to the front aspect and airing cupboard housing the hot water tank. Access to the roof space which is partially boarded with lighting and ladder.

Bedroom 1

A large double room with dual aspect windows to the front and rear and plenty of space for furniture.



Bedroom 2

A good sized double room with window to the rear aspect and built-in double wardrobes, with further storage above.

Bedroom 3

A double room with window to the front aspect and plenty of room for furniture.

Family bathroom

Modern, re-fitted, white bathroom suite comprising a P-shaped bath with mixer shower over, toilet and wash basin. Heated towel rail and attractive modern tiling to all walls and flooring. Obscured window to the rear aspect.

Outside

Outside to the rear there is a private garden with a flag stone patio area and further grassed area to the side, with established planting to the borders. There is a door leading into the utility room and garage. To the front of the property there is a block paved, walled and gated, private lawned garden and a driveway which provides parking for several vehicles. There is established planting throughout and up-and-over door leading into the garage.

Situation

Shutford is situated due west of Banbury. Schooling is in North Newington for primary and The Warriner School in Bloxham for secondary, a school bus service passes through the village. More facilities can be found in the nearby market town of Banbury to include the Castle Quay Shopping Centre, Gateway Retail Park and Waitrose. The M40 (Jct 11) gives access to both Birmingham and London. From Banbury there is also a mainline railway station to London Marylebone (under the hour).

Directions

From Banbury proceed in a westerly direction towards Shipston-on-Stour. On leaving Banbury and before reaching Broughton turn right where signposted to North Newington. Travel through North Newington and continue onto Shutford. Pass The George & Dragon public house on your left and continue for approximately 100 metres and then turn right into West Street. Follow the road along for around 150 metres and bare right and number 11 The Green will be found immediately on your right.

Services

All mains services connected with the exception of gas. The boiler is oil fired and located in the garage.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

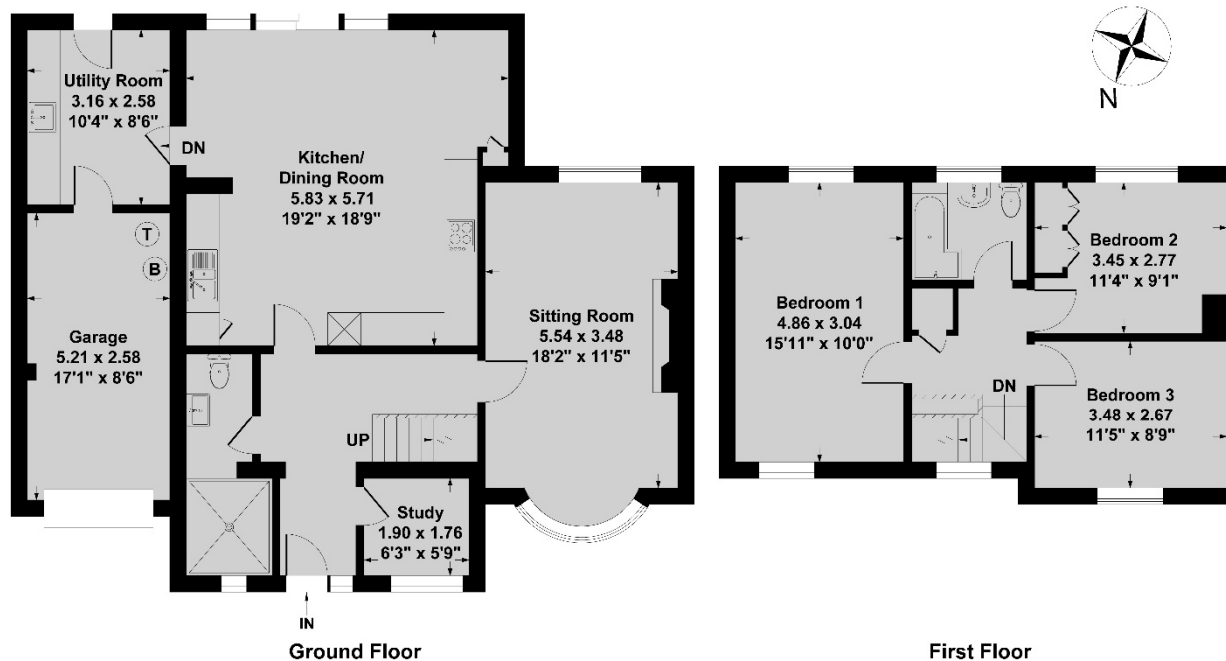
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Guide Price: £415,000





Ground Floor Approx Area = 99.12 sq m / 1067 sq ft
 First Floor Approx Area = 46.75 sq m / 503 sq ft
 Total Area = 145.87 sq m / 1570 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	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.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



rightmove



ROUND & JACKSON
ESTATE AGENTS