



Corner Cottage, Main Street
Claydon, Banbury, Oxon, OX17 1EU



ROUND & JACKSON
ESTATE AGENTS





A beautifully restored grade II listed cottage with spacious accommodation and many period features located in the heart of this sought after and pretty village.

The property

Corner Cottage, Claydon is an exceptional period cottage which is beautifully presented throughout and has a great wealth of character and period features. It is situated within the heart of this sought after village with pleasant outlooks towards the church. The property has undergone an extensive modernisation programme within recent years with improvements including a new fitted kitchen, replastering, redecoration, a high quality fitted bathroom, remodelling of the fireplace, reconfiguration of the second floor to instate the en-suite and bespoke wardrobes, construction of the garage, new flooring and landscaping to the gardens. The accommodation comprises a sitting/dining room with mullion windows and a stone fireplace with a multi-fuel burning stove. The kitchen/breakfast room is fitted with a range of traditional eye and base-level units, a Belfast sink, an integral dishwasher with a breakfast bar and space for appliances. The rear hall has a door to the garden and stairs to the first floor landing, off of which there is access to two well proportioned bedrooms and a beautifully fitted bathroom. To the second floor there is a superb master bedroom suite with fitted wardrobes and a luxury en-suite shower room. There are landscaped gardens to the front, side and rear and there is a detached garage to the side

Sitting Room

Main entrance door to the front, stone mullion window to the front, window to side and a stone fireplace with multi fuel burning stove.

Kitchen/Breakfast Room

Beautifully re-fitted with traditional style cabinets and drawers and solid wood work surfaces and breakfast bar. Within the kitchen there is an inglenook fireplace with space for a range cooker, an inset sink and drainer, space for a washer-dryer and there is plumbing for a dishwasher in the cupboard beneath the stairs. Window to the front door to rear hall.

Rear Hallway

Door to rear garden, stairs to the first floor.

First Floor Landing

A spacious landing with stairs to the second floor and doors to all first floor accommodation.

Bedroom Two

A double room with windows to the front and side and a built in wardrobe.

Bedroom Three

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

Family Bathroom

Beautifully fitted with a traditional suite comprising a roll top bath with rainfall shower a high level WC and a wash hand basin with vanity unit. Window to rear.

Second Floor Master Bedroom Suite

A superb master bedroom having been reconfigured and previously two separate rooms. The double bedroom has bespoke fitted wardrobes, exposed beams and trusses, a window to the rear and a Velux roof window. Door to en-suite shower room.

En-Suite

A large shower room with high quality fittings and fitted cabinet storage. Walk in double cubicle with rainfall shower and handheld head, low level WC and a feature stone wash hand basin with vanity unit. Attractive tiling and a heated towel rail.

Outside

The gardens are situated to the side and rear of the property. To the side there are raised borders, enclosed by fencing, to the rear there is an enclosed garden which is private and predominately lawn with flower and plant borders surrounding. The property's garage would make an ideal studio or gym, it equally offers good storage and the ability to park a small car if desired.



Situation

Claydon is a relatively small and unspoilt village set in rolling countryside in North Oxfordshire close to the Warwickshire and Northamptonshire borders. Within the village there is a parish church and bus service. There are excellent amenities in the nearby villages of Upper Boddington, Fenny Compton and Cropredy with excellent primary schools, shops and doctors surgeries

Directions

From Banbury proceed in a Northerly direction toward Southam (A423). After approximately 5 miles turn right where signposted to Claydon. Travel into the village and turn left passed the church where the property will be seen on your left.

Services

Mains water and electricity. Oil fired central heating. Drainage via septic tank which is located in the rear garden.

Local Authority

Cherwell District Council, Tax Band TBC.

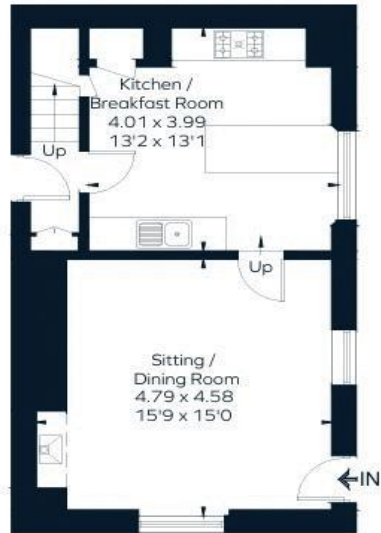
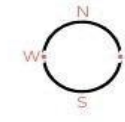
Viewings Arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price - £450,000



Approximate Floor Area = 122.1 sq m / 1314 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 138.0 sq m / 1485 sq ft



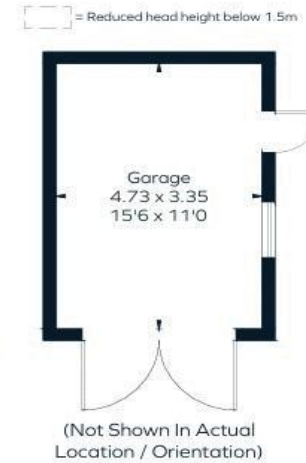
Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81397

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