



Pool House, Lower End
Shutford, OX15 6PA



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A quaint and characterful stone built cottage with 3.65 acres of land and four outbuildings located on the edge of this quiet and pretty village.

The property

Pool House, Shutford is a period cottage which has many characterful features throughout which includes exposed stonework and beamed ceilings. Located on the edge of this sought after village, the property benefits from having a private garden, a garage and 3.65 acres of land with four outbuildings. The accommodation is arranged over two floors and on the ground floor there is an entrance hall, a large sitting room and a kitchen. On the first floor there are two double bedrooms, a single bedroom and a family bathroom. There is a landscaped garden to the side and beautiful countryside views surround the property. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main entrance door to the front, a door to the living room and stairs rising to the first floor. A window to the side aspect.

Sitting Room

A spacious and light room with ample space for a range of furniture. A stone fireplace with an electric fire, exposed beams, wood effect flooring throughout and windows to the side and front aspect.

Kitchen

A well equipped kitchen fitted with a range of eye level units, base units and drawers with work surfaces over, tiled splashbacks and a inset sink and draining board. There is a fitted electric oven with an electric hob above and an extractor hood over and space for an under counter fridge, freezer, washing machine and dishwasher. A window to both sides and a door leading to the rear garden.

First Floor Landing

Doors to all first floor accommodation.

Bedroom One

A double bedroom with space for bedroom furniture and windows to the front and side aspect.

Bedroom Two

A double bedroom with a window to the side aspect.

Bedroom Three

A single bedroom with a window to the side aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath, a WC and a wash hand basin. Window to the side aspect.

Outside

To the front of the property there is a gravelled area with a low level stone wall surrounding and off road parking for two vehicles. To the rear of the property, there is a single garage and a gravelled area with a retaining stone wall surrounding. The current owners use this gravelled area as a seating area but it could be reopened to create further parking and access to the garage. The rest of the garden is laid to lawn with countryside views to the side and front. A particular feature of this property is the 3.56 acres of paddock land which is situated to the north of the property, adjacent to the garden. The land benefits from having four agricultural buildings and is bordered by mature hedgerows, directly accessed off of Plot Road. There is pedestrian right of way through the field.

Garage

A detached single garage with an up and over door to the front.



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. Enter the village and take the first right into Ivy Lane and continue into Lower End where Pool House will be found on your left hand side just before exiting the village.

Services

All mains services connected with the exception of gas. The boiler is oil fired.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

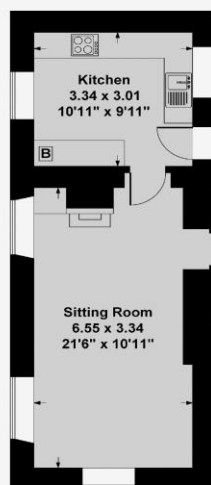
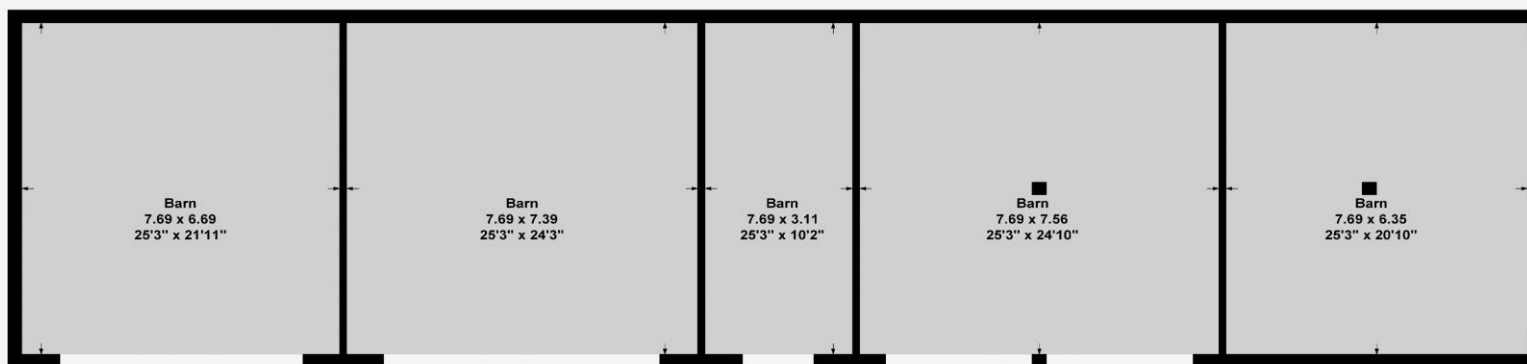
Strictly by prior arrangement with Round & Jackson.

Tenure

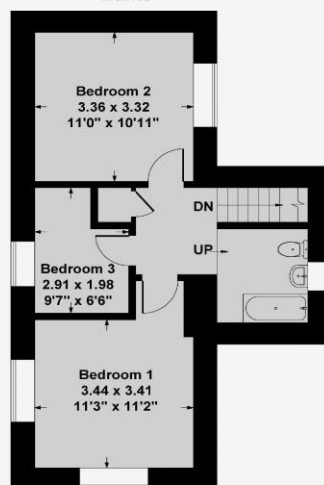
A freehold property.

Guide Price: £600,000

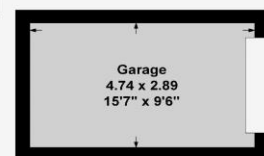




Ground Floor



First Floor



Garage

Ground Floor Approx Area = 41.31 sq m / 445 sq ft
 First Floor Approx Area = 41.31 sq m / 445 sq ft
 Garage Approx Area = 13.69 sq m / 147 sq ft
 Barns Approx Area = 243.77 sq m / 2624 sq ft
 Total Area = 340.08 sq m / 3661 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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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

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