



Connells

Glasfryn The Green
Shenington Banbury

Glasfryn The Green Shenington Banbury OX15 6NE

for sale
£325,000



Property Description

A fantastic opportunity to acquire a characterful Grade II listed three-bedroom terrace, beautifully positioned overlooking the village green in the highly regarded village of Shenington. Formerly two cottages and dating back to the 17th century, the property is rich in period charm and offers significant scope for modernisation and value enhancement.

The accommodation is arranged over two floors and includes two reception rooms, both enjoying views across the green, with features such as exposed beams and fireplaces. The kitchen is fitted with a range of units and is complemented by a conservatory to the rear, providing additional living space and access to the outside. A cloakroom completes the ground floor.

Upstairs, there are three bedrooms, including two with attractive window seats, along with a family bathroom. The property is heated via a propane gas-(LPG) fired Rayburn, adding to the home's traditional character.

Externally, the property is set back from the green with a small open-plan front garden. To the rear is an enclosed courtyard leading to a range of brick-built outbuildings—six individual stores with power and lighting—offering excellent storage or potential for further use.

Requiring modernisation throughout, this is an exciting chance to create a truly special home in a prime village setting, ideal for buyers looking for a project with character and long-

term potential.

Shenington

Nestled on the northern edge of the Cotswolds, Shenington is a highly desirable village known for its picturesque setting and strong community feel. The village centres around its attractive green, historic church and well-regarded public house, creating a quintessential English village atmosphere.

Shenington is particularly appealing for families, with a popular and highly regarded primary school within the village. Surrounded by open countryside, it offers excellent walking and cycling routes, while still being conveniently located approximately six miles from Banbury, where a full range of shops, supermarkets, rail links (including London Marylebone) and access to the M40 can be found. This combination of rural charm and accessibility makes Shenington a consistently sought-after location.

Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

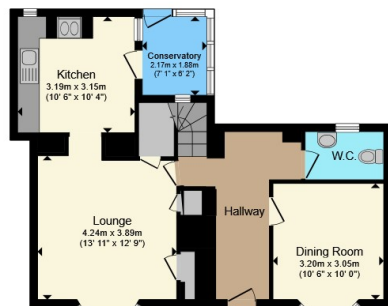
An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been

completed, the fee cannot be refunded, even if the property purchase does not go ahead.

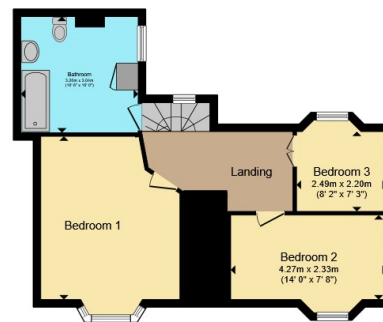




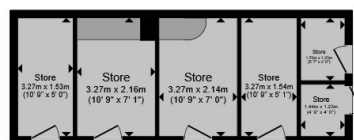




Ground Floor



First Floor



Outbuilding

Total floor area 148.6 m² (1,600 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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33 Bridge Street
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EPC Rating: Exempt
Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BAN310069



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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