



The Laurels, Little Bourton, Banbury, Oxon OX17 1RQ  
Guide Price £400,000 Freehold

**Stanbra  
Powell**

Estate Agents  
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Property Lettings

## *A charming two bedroom detached cottage.*

**Entrance hallway | Living room | Dining room |  
Kitchen/breakfast room | Utility | Conservatory/garden  
room (no direct access from the house) | Two double  
bedrooms | Bathroom | Garage/workshop | 75 ft Rear  
garden**

Located in the village of Little Bourton to the north of Banbury is this charming two bedroom detached cottage built in 1910, the property benefits from two reception rooms, 75 ft rear garden, garage, large workshop as well as retaining many character features.

### Ground Floor

Double glazed composite door to entrance hallway.

**Entrance hall:** Tiled floor. Radiator. Stairs rising to first floor. Doors to ground floor accommodation.

**Living room:** Stripped wooden floor. Open fireplace with surround, tiled inset and hearth. Radiator. UPVC double glazed boxed bay window to front aspect.

**Dining room:** Original tiled terracotta floor. UPVC double glazed window overlooking rear garden. Good size pantry cupboard. Understairs storage cupboard. Feature wood panelling. Door to kitchen/breakfast room.

**Kitchen/breakfast room:** Range of base and eye level units with hardwood worktop and tiled splashbacks. Space for Range cooker. Radiator. Tiled flooring. Cupboard housing fuse box. Original window into conservatory. UPVC double glazed door leading to the garden. Door to rear lobby.

**Lobby:** Tiled flooring. Built-in storage cupboard. Second door leading to utility room.

**Utility room:** Space and plumbing for washing machine, dryer and fridge. Tiled flooring. UPVC double glazed window to rear aspect.

### First Floor

**Landing:** Access via stripped wooden staircase with feature panelling. Stripped wooden floor on the landing. Doors to first floor accommodation.

**Bedroom one:** Large double bedroom with UPVC double glazed window to front and rear aspects with pleasant view of the garden. Feature fireplace. Stripped wooden floors. Overstairs storage cupboard. Excellent ceiling height.

**Bedroom two:** Comfortable double bedroom. Stripped wooden floors. Feature fireplace. UPVC double glazed window to front and rear aspect. Radiator. Excellent ceiling height. Access to loft.

**Bathroom:** Larger than average bathroom, three piece white suite comprising of low level WC, his and hers wash handbasin with built-in storage underneath and P-shaped bath with rainfall shower and separate shower attachment over. Fully tiled walls. Radiator. UPVC double glazed window overlooking rear garden.

### Outside

**Front:** Original paved walk-way to front door. The rest is mostly laid to lawn, enclosed by brick wall with neighbouring houses either side. To the front is low level wall with wrought iron fence.

**Rear garden:** Measuring approximately 75 ft in length with a south facing aspect. Original paved pathway. Small patio area. Concrete area surrounding the conservatory. The main section of the garden is mostly laid to lawn with mature flower and shrub borders. Patio seating area. Central circular flower bed. Hardstanding for greenhouse. The garden is enclosed by timber panel fencing. Worcester oil boiler next to the conservatory. Looking at the rear of the property there is access to the left and gated access to the right.

**Conservatory:** UPVC construction with polycarbonate roof. This room does not currently have access via the house and is therefore mainly used as a garden room.

Access over neighbouring garden to garage and workshop.

**Garage/workshop:** Stone building with metal corrugated roof. Metal up and over door to the garage section. Door to workshop. Power and light connected. High ceilings. Access from the road.

### Agents Note

Please note the parking space at the front of the property belongs to the house next door. Parking is available for 'The Laurels' in the property's own garage.

**Services:** All                      **Council Tax Banding:** D  
**Authority:** Cherwell District Council

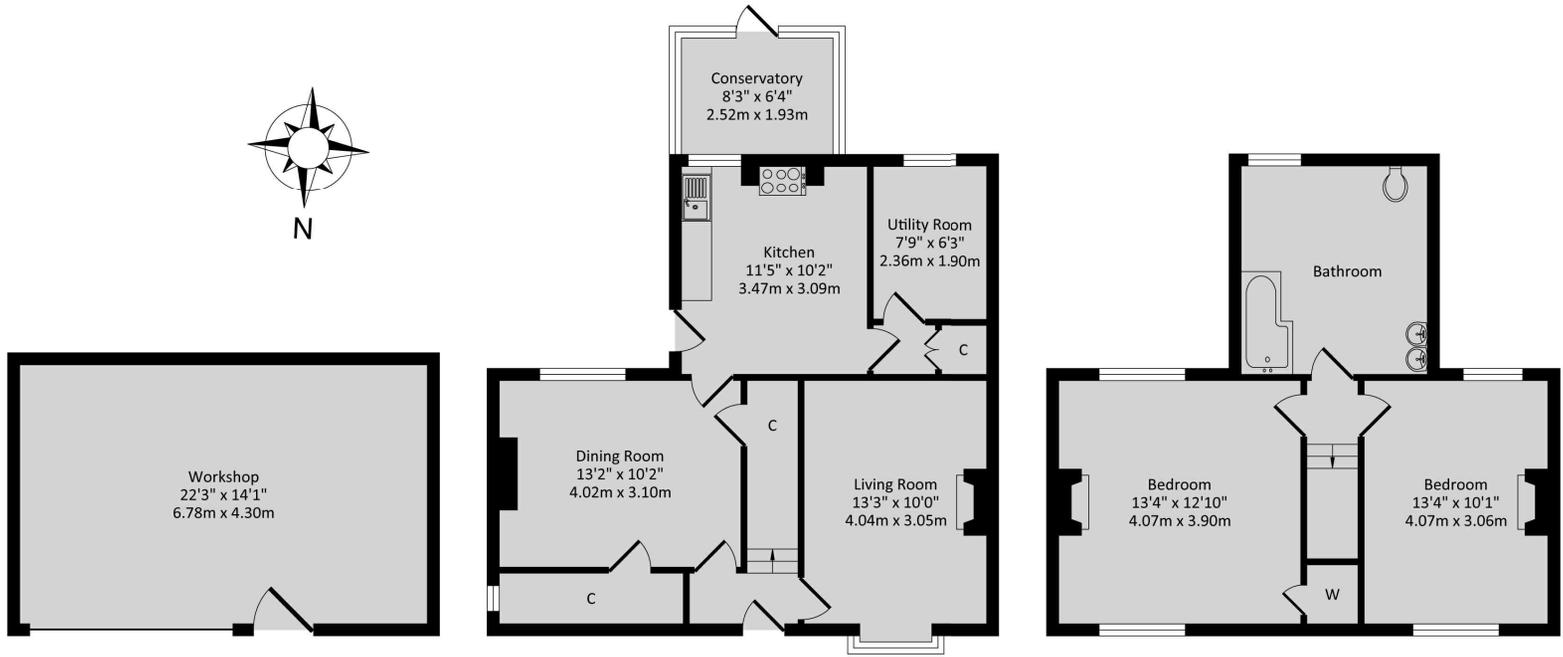




Workshop  
314 sq.ft. (29.20 sq.m.) approx.

Ground Floor  
610 sq.ft. (56.70 sq.m.) approx.

First Floor  
471 sq.ft. (43.80 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL APPROX. FLOOR AREA 1395 sq.ft. (129.70 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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