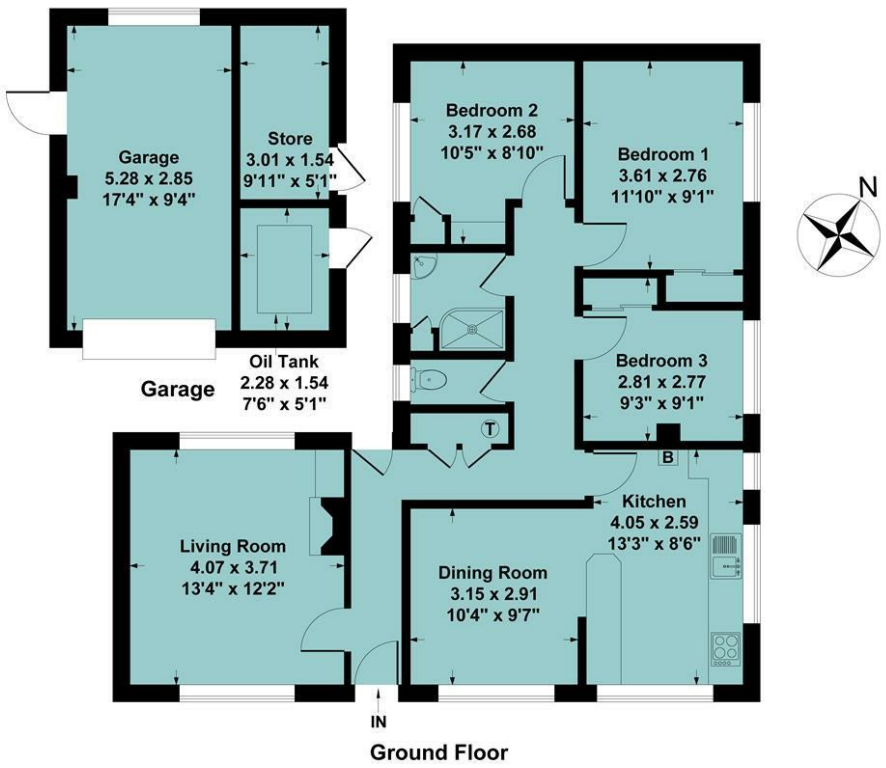
Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor

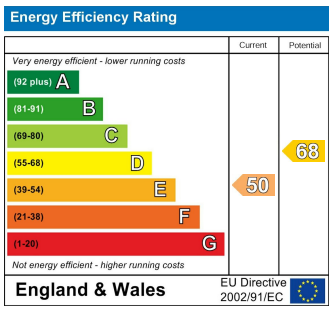
Ground Floor Approx Area = 81.96 sq m / 882 sq ft

Garage Approx Area = 23.97 sq m / 258 sq ft

Total Area = 105.93 sq m / 1140 sq ft

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

www.focuspointhomes.co.uk



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit 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.



Mandalay Main Street
Great Bourton

Mandalay Main Street, Great Bourton, Oxfordshire, OX17 1QN



Approximate distances
Banbury town centre 3.5 miles
Leamington Spa 18 miles
Southam 12 miles
Stratford upon Avon 20 miles
Junction 11 (M40 motorway) 4 miles
Oxford 27 miles

THIS THREE BEDROOM DETACHED BUNGALOW IS OFFERED TO THE MARKET CHAIN FREE AND BENEFITS FROM A SUBSTANTIAL PLOT OF APPROX. 1/3 ACRE WITH POTENTIAL FOR FUTURE DEVELOPMENT SUBJECT TO PLANNING

Entrance hall, kitchen/dining room, cloakroom, living room, three bedrooms, shower room, garage/store, substantial gardens to front and rear, off road parking for several vehicles. Energy rating E.

£550,000 FREEHOLD











Directions

From Banbury proceed in a northerly direction toward Southam (A423). After approximately 2.5 miles turn right where signposted to Great Bourton and Cropredy. Proceed into Great Bourton and having passed the church on the right hand side Mandalay will be found down a private driveway on the left hand side just after the left turning for Swan Lane.

Situation

GREAT BOURTON is situated in attractive countryside just north of Banbury. The village has an active community, and amenities include a modern village hall and All Saints Church, dating back 600 years. The nearby village of CROPREDY is very well served, famous for the battle of Cropredy Bridge, the canal which runs through it and the annual Fairport Convention Festival Weekend. Amenities there include a parish church, Methodist chapel, two public houses, doctors surgery, coffee shop/tea room, sports field for football, tennis and cricket clubs, children's play area, primary school and bus service.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* The property is approached via a private driveway which is accessed over a neighbour's land. There is generous off road parking for several vehicles on the driveway and in front of the garage.

* Large gardens surrounding the property. In the past there has been planning permission for the construction of another dwelling in the grounds.

* Entrance hall with doors to the living room and rear garden which leads to the rear hallway which has further doors to all the bedrooms and shower room.

* Kitchen/dining room fitted with a range of base and eye level units with worktops over, built-in oven with electric hob and extractor over, space for washing machine, space for under counter fridge and freezer, windows to the rear with far reaching countryside views, windows to side, floor mounted oil boiler serving the central heating, opening to the dining area which has a window to the side, parquet flooring and ample space for dining furniture.

* Dual aspect living room with windows to front and rear, open fire with ornamental surround.

* Bedroom one accessed off the hallway is a double with a window to the rear with far reaching views.

* Bedroom two is a double with a window overlooking the garden and a built-in storage cupboard.

* Bedroom three is a single with built-in wardrobes and a window to the rear having far reaching countryside views.

* Shower room comprising corner shower cubicle and wash hand basin, window, tiled walls and a built-in storage cupboard.

* Separate cloakroom with WC and window.

* Large storage cupboard off the hallway which houses the hot water tank.

* Garage fitted with an up and over door, power, window and personal door at the back to the garden. Two storage cupboards on the side of the garage, one houses the oil tank and the other is a store.

* The whole plot measures approximately 0.3 acres. As previously mentioned planning permission was granted in the past for the construction of another dwelling. Countryside views and a range of trees and bushes.

Services

All mains services are connected with the exception of gas. Oil central heating.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: E

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £35 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.