



Connells

Hill House
Overthorpe Banbury

Hill House Overthorpe Banbury OX17 2AA

for sale
£160,000



Property Description

Located in the village of Overthorpe, just east of Banbury, this well-maintained two-bedroom ground floor apartment offers a blend of village living, countryside views and modern convenience.

Inside, the accommodation is arranged around a central hallway. The spacious open-plan kitchen/living room features a walk-in bay window with casement door opening directly onto the communal gardens — ideal for enjoying the surrounding greenery and countryside backdrop.

The kitchen has been fitted with a range of wall and base mounted contemporary units, ample work surfaces, space for appliances and modern flooring.

There are two bedrooms, including a dual-aspect main bedroom, plus a second bedroom/reception room positioned at the front of the property. The bathroom is fitted with a white suite and fully tiled walls and floor.

Outside, residents enjoy access to communal gardens, a patio area stocked with shrubs and planting, allocated parking, and a timber shed for additional storage.

A perfect opportunity for those seeking a quiet village home within easy reach of Banbury and transport links.

Anti Money Laundering

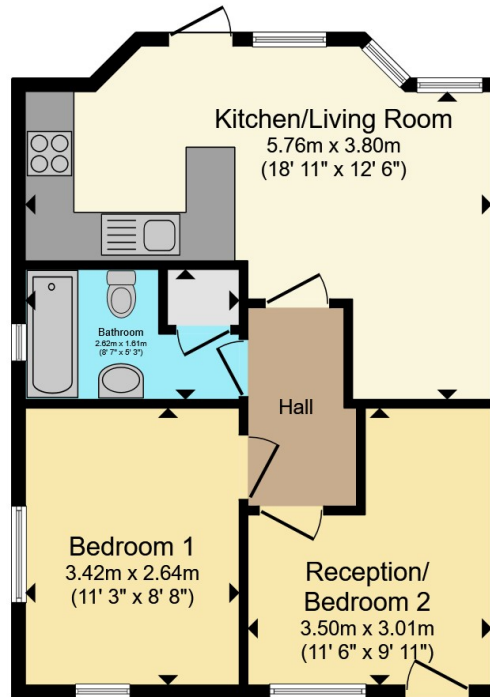
Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

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.









Floor Plan

Total floor area 43.9 m² (473 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



To view this property please contact Connells on

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E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: E Council Tax
 Band: A

Service Charge:
 2243.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN309933

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: BAN309933 - 0003