



Toad Hall Cottage Manor Road, Sulgrave, OX17 2RZ

Offers in excess of £240,000

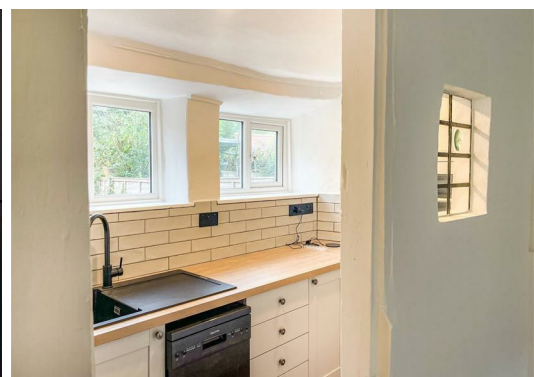
Goodmove are delighted to present this charming stone cottage offering original character features, with a cosy sitting room, farmhouse style kitchen, two spacious bedrooms and a family bathroom. Outside there is a pleasant rear garden and outhouse for storage.

Sulgrave is a popular, rural village situated in the south Northamptonshire countryside, close to the North Oxfordshire border, about 8 miles north east of Banbury.

The thriving community boasts a village shop/post office, public house and parish church. The nearby market towns of Banbury and Brackley provide local amenities including supermarkets, schools and banks.

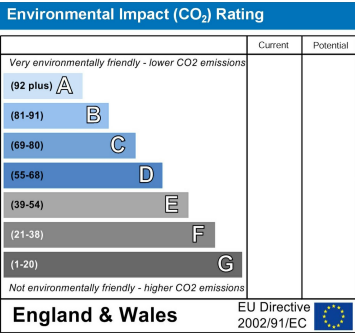
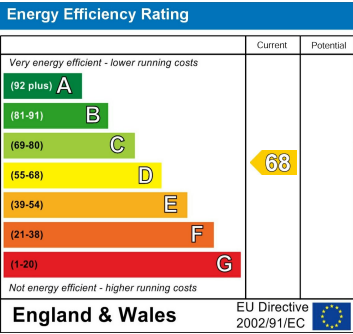
Oxford, Northampton and Milton Keynes provide for more extensive leisure, retail and cultural facilities. There are Intercity rail service from Banbury to London Marylebone from 57 minutes. Motorway connections M40, (J11) Banbury about 7 miles. Birmingham Airport 45 miles.

The property has been attractively priced and we would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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