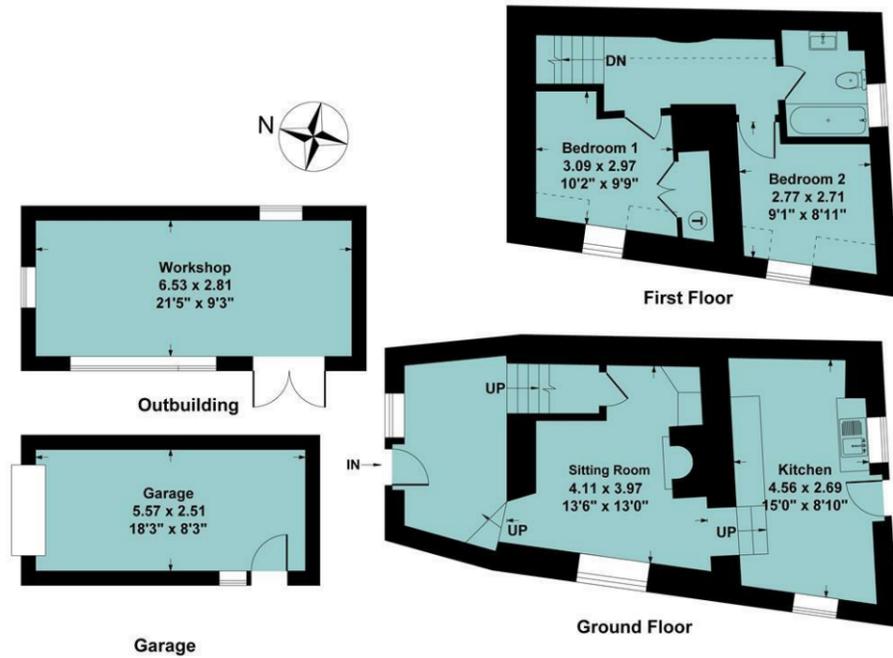


Agents Note

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 Approx Area = 40.21 sq m / 433 sq ft
 First Floor Approx Area = 29.73 sq m / 320 sq ft
 Garage Approx Area = 13.98 sq m / 150 sq ft
 Outbuilding Approx Area = 18.34 sq m / 197 sq ft
 Total Area = 102.26 sq m / 1100 sq ft

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

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



Green View Cottage, Spring Lane
 Little Bourton



Green View Cottage, Spring Lane, Little Bourton, Oxfordshire, OX17 1RJ

Approximate distances

Banbury 2 miles
Southam 8 miles
Oxford 25 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000
Online auction ends on 27/03/2026 at 3pm via Pattinsons Auctions**

A DETACHED COTTAGE IN NEED OF MODERNISATION LOCATED IN A PLEASANT LANE ON THE EDGE OF THIS CONVENIENTLY LOCATED VILLAGE APPROXIMATELY 10 MINUTES NORTH OF BANBURY

Hall, sitting room, kitchen/breakfast room, two bedrooms, bathroom, uPVC double glazing, lawned garden, garage, outbuilding and parking opposite, no upward chain. Energy rating F.

£190,000 FREEHOLD



Directions

From Banbury proceed in a northerly direction toward Southam (A423). After approximately 3 miles turn right where signposted to Little Bourton. Travel into the village and turn left into Spring Lane and the property will be found before the right hand bend on the right hand side and can be recognised by our "For Sale" board.

Situation

LITTLE BOURTON is located approximately two miles to the north of Banbury with easy access to the M40 motorway. In the nearby villages of Great Bourton and Cropredy there are facilities including schooling, inns, village store and post office.

* Online auction date 27th March 2026 at 15:00 via Pattinsons Auctions.

* A detached cottage in need of modernisation.

* Located in a tucked away lane forming part of this relatively small village approximately 3 miles north of Banbury and therefore convenient for access to all the amenities therein including supermarkets on the north side and there are good road links to junction 1 of the M40 motorway on the eastern side of Banbury without having to travel through the town centre.

* There is a lawned garden on the other side of the lane opposite the cottage where there is also a stone built detached garage with power connected and a somewhat dilapidate workshop/shed. There may be some development potential on this area subject to planning permission.

* The relatively modest accommodation includes a living room with stone fireplace, exposed beams and window to front.

* The kitchen/breakfast room has a door and window to the side, base and eye level units and plumbing for washing machine.

* There are two bedrooms on the first floor both with windows to the front.

* The bathroom is also located on the first floor and is fitted with a coloured suite and has a window.

Services

* All mains services are connected with the exception of gas.

* No upward chain.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

Energy rating: F

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 £30 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.