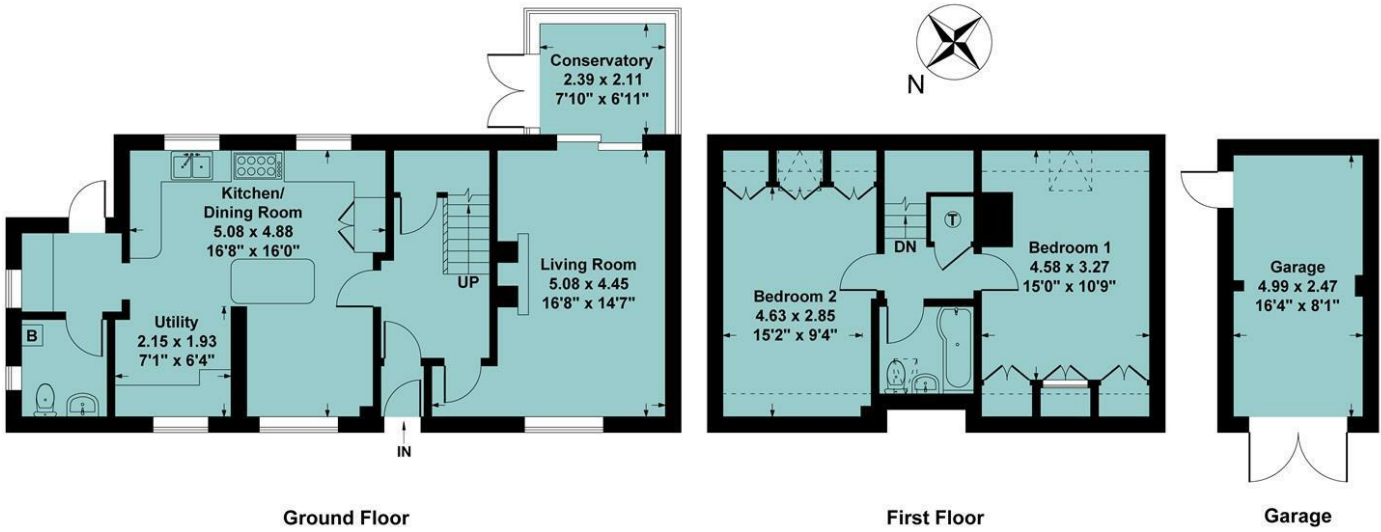


Agents Note

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

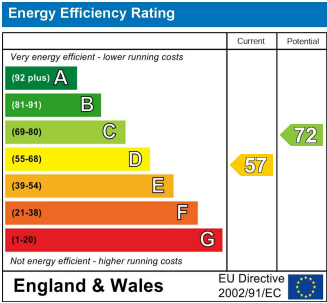
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 64.82 sq m / 698 sq ft
First Floor Approx Area = 40.29 sq m / 434 sq ft
Garage Approx Area = 12.32 sq m / 133 sq ft
Total Area = 117.43 sq m / 1265 sq ft

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

www.focuspointhomes.co.uk



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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.



42 Chestnut Road
Mollington



42 Chestnut Road, Mollington,
Oxfordshire, OX17 1BG

Approximate distances
Banbury 5 miles
Southam 13 miles
Junction 11 (M40 motorway) 6 miles
Stratford upon Avon 22 miles
Leamington Spa 15 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A WELL PRESENTED DETACHED COTTAGE STYLE HOUSE
TUCKED AWAY AT THE END OF A NO THROUGH ROAD
IN BEAUTIFUL STREAM SIDE GARDENS

Porch, hall, conservatory, kitchen/dining room,
ground floor cloakroom, two double bedrooms,
bathroom, oil ch via rads, garage and parking
space, delightful cottage gardens with stream.
Energy rating D.

£410,00 FREEHOLD



Directions

From Banbury proceed in a northerly direction toward Southam (A423). After approximately 5 miles turn left where signposted to Mollington. Travel into the village and Chestnut Road will be found as a turning to the left. Follow the road as it descends and bear left at the bottom. Continue straight ahead and the garage and parking space will be found in front of you and slightly to the left. The property is accessed via the gate immediately to the left of the garage.

Situation

MOLLINGTON lies approximately 5 miles north of Banbury and within the village there is a parish church, public house and village hall. Junction 11 of the M40 motorway will be found on the eastern outskirts of Banbury and junction 12 at Gaydon is about 10 minutes drive.

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:

* A detached brick built cottage style house tucked away at the end of a no through road.

* Located in this desirable village approximately five miles north of Banbury and only a few minutes drive from supermarkets and a large range of amenities on the northern outskirts of Banbury.

* The spacious accommodation is arranged on two floors and is complemented by modern fittings.

* It stands in beautiful well tended gardens which wrap around the house and include a stream running alongside one of the boundaries.

* There is a single garage and parking space.

* The main living room features an open fire and the kitchen/dining room is fitted with a range of shaker style sage coloured units incorporating a Belfast sink and drainer, space for a range cooker, bottle racks, solid wooden work surfaces and matching island/breakfast bar, space for table and chairs, windows to front and rear, door to a rear lobby which opens to the garden and that in turn leads to the ground floor cloakroom.

* Off the sitting room there is a conservatory which has doors and windows opening to the lovely garden overlooking the stream.

* Two first floor double bedrooms with exposed beams and a first floor bathroom with a white suite also with beams.

* Stunning gardens with beautifully tended well stocked beds and borders, lawns, seating areas and a stream alongside as mentioned above.

Services

All mains services are connected with the exception of has. Heating is via an oil fired system.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

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

Energy rating: D

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.