



High Crag, Lower Farm Lane, Mollington, Banbury, Oxon OX17 1BJ
'Guide Price' £450,000

**Stanbra
Powell**

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A charming stone built three bedroom detached village home, situated in the highly sought after village of Mollington to the north of Banbury and enjoying attractive views over the surrounding open countryside. The property offers well-proportioned and versatile accommodation including a spacious living room with feature log burner, refitted kitchen/dining room, ground floor shower room, three double bedrooms and a refitted family bathroom. Outside, there is a landscaped rear garden enjoying a good degree of privacy together with a garage and driveway parking. The property is offered for sale with no onward chain.

Entrance porch | Entrance hallway | Living room with log burner | Refitted kitchen/dining room | Inner hallway | Ground floor shower room | Three double bedrooms | Refitted family bathroom | Landscaped rear garden | Single garage | Driveway parking | Countryside views | No onward chain

Entrance Porch: Approached via steps from the front garden, the entrance porch features UPVC double glazed windows to three elevations, enjoying pleasant views over the surrounding open countryside. A timber door leads through to the entrance hallway.

Entrance Hall: The welcoming entrance hall features a combination of tiled and laminate wood flooring, exposed stonework and a wall mounted radiator. Doors lead to the principal ground floor accommodation, with a useful storage cupboard providing additional space.

Shower Room: Refitted with a modern three-piece white suite comprising a low-level WC, wash hand basin and shower cubicle with electric shower over. The room is finished with fully tiled walls, recessed spotlights, a heated towel rail and a UPVC double glazed obscured window to the front aspect.

Living Room: A spacious and characterful reception room enjoying a large UPVC double glazed window to the front aspect, together with an additional window to the side, providing plenty of natural light. A particular feature of the room is the log burner set within a floor-to-ceiling stone surround with slate inset. Two wall mounted radiators complete the room.

Kitchen/Dining Room: The refitted kitchen is fitted with a range of base and eye-level units complemented by hardwood work surfaces and tiled splashback areas. Integrated appliances include an electric oven, four-ring electric hob with extractor over and stainless steel sink unit, additional space and plumbing for a washing machine, dishwasher and tumble dryer. The kitchen features tiled flooring and exposed stonework.

UPVC double glazed windows to the side aspect and a Velux roof window, creating a bright and appealing space. There is also a breakfast bar and ample room for a dining table and chairs. UPVC double glazed double doors and a further single door provide direct access to the rear garden.

Inner Hallway: Providing access to the remaining accommodation, with an airing cupboard housing the hot water tank and a wall mounted radiator.

Bedroom One: A generous double bedroom overlooking the rear garden, featuring a UPVC double glazed window, wall-mounted radiator and built-in double wardrobes.

Bedroom Two: A further double bedroom enjoying views over the rear garden through a UPVC double glazed window, with built-in double wardrobes and wall-mounted radiator.

Bedroom Three: A well-proportioned double bedroom with a UPVC double glazed window to the front aspect, built-in double wardrobes and wall-mounted radiator. Access is also provided to the loft.

Family Bathroom: Refitted with a contemporary three-piece white suite comprising a low-level WC, wash hand basin with built-in storage beneath and a bath with shower over. The room features fully tiled walls, underfloor heating, a heated towel rail, recessed spotlights and a UPVC double glazed obscured window to the rear aspect.

Outside

Front Garden and Parking: The property is approached over a combination of block paving and shingle, providing off road parking for approximately two to three vehicles. The frontage is enclosed by attractive stone and brick walling and features established flower and shrub borders. There is also a useful external storage cupboard, together with access to the garage.

Rear Garden: The landscaped rear garden enjoys an excellent degree of privacy and is accessed directly from the kitchen/dining room. A large paved patio provides an ideal area for outdoor dining and entertaining, while the remainder of the garden is predominantly laid to lawn and complemented by mature flower and shrub borders. A further patio area can be found towards the rear of the garden, with gated side access, hardstanding for a garden shed and an oil storage tank. An outside tap is also provided.

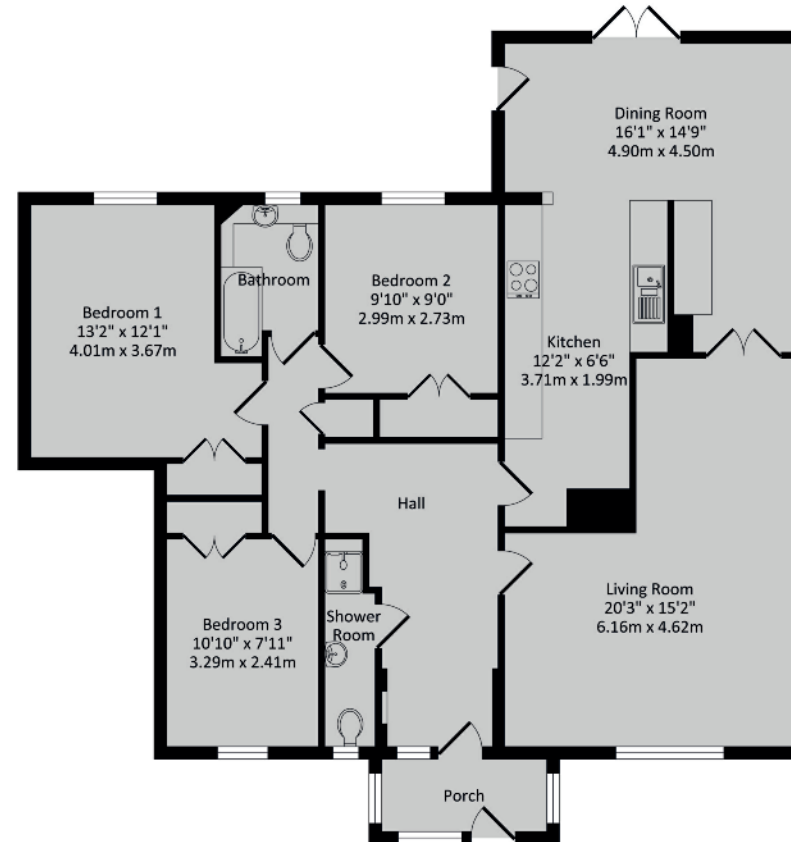
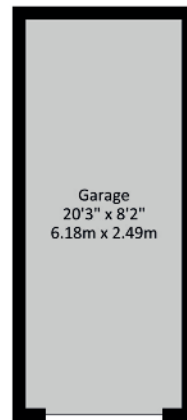
Garage: The single garage is accessed via a wooden up-and-over door and benefits from power and lighting. The oil-fired boiler is housed within a useful storage cupboard.





Garage
 166 sq.ft. (15.40 sq.m.) approx.

Ground Floor
 1183 sq.ft. (109.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1349 sq.ft. (125.30 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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