



Plum Tree Cottage, High Street
Banbury, Oxon, OX15 6PQ



ROUND & JACKSON
ESTATE AGENTS





A charming period cottage with a wealth of character features and beautifully presented accommodation located in the heart of this highly regarded pretty, village.

The property

Plum Tree Cottage is a charming stone-built cottage, pleasantly situated in the heart of this highly regarded and picturesque village. The property has been sympathetically improved while retaining a wealth of period character, including exposed ceiling beams, exposed stonework, casement windows, window seats and a beautiful fireplace with a wood-burning stove. The accommodation is arranged over two floors. On the ground floor, there is a cosy sitting room and a spacious kitchen/dining room, which has recently been refitted with a high-quality Shaker-style kitchen. On the first floor are two well-proportioned bedrooms and a bathroom fitted with a traditional-style suite. A stepped pathway, bordered by established flowers and plants, leads to the front door. To the rear is a beautifully landscaped courtyard garden which enjoys a high degree of privacy and provides an attractive setting for outside dining and entertaining.



Sitting Room

A dual aspect sitting room with window seats, an exposed stone fireplace with wood burning stove, stairs to the first floor and access to the kitchen/dining room.

Kitchen/Dining Room

A beautifully fitted room with an attractive tiled floor, ceiling beams, space for a table and chairs and a window to the front. The kitchen has been refitted with a range of high quality eye level cabinets and base units and drawers with work surfaces over and a Belfast sink and there is a four ring hob with an extractor over

First Floor Landing

Useful storage cupboard and doors to both bedrooms and the bathroom.

Master Bedroom

A spacious double bedroom with a vaulted ceiling with exposed beams.

Family Bathroom

Fitted with a traditional suite comprising a panelled bath with a shower over, a wash hand basin and WC. Attractive tiling, heated towel rail.

Outside

To the front of the property there is a stepped pathway with flower and plant borders that gives access to the front door. To the rear there is a charming and secluded courtyard garden featuring a paved seating area, gravelled sections and well-established flower and plant borders. Enclosed by attractive stone walling and timber fencing, the garden includes a variety of mature shrubs and small trees which provide colour, character and a good degree of privacy.



Situation

Shutford is situated due west of Banbury. Schooling is in North Newington for primary and The Warriner School in Bloxham for secondary, a school bus service passes through the village. More facilities can be found in the nearby market town of Banbury to include the Castle Quay Shopping Centre, Gateway Retail Park and Waitrose. The M40 (Jct 11) gives access to both Birmingham and London. From Banbury there is also a mainline railway station to London Marylebone (under the hour).

Directions

From Banbury proceed in a westerly direction towards Shipston-on-Stour. On leaving Banbury and before reaching Broughton turn right where signposted to North Newington. Travel through North Newington and continue onto Shutford. Pass The George & Dragon public house on your left and continue for approximately 75m and the property will be found on the right hand side. A For Sale board has been erected for ease of identification.

Services

All mains services connected with the exception of gas. Oil fired central heating.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

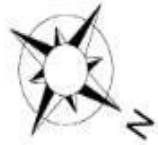
Tenure

A freehold property.

Asking Price: £379,950

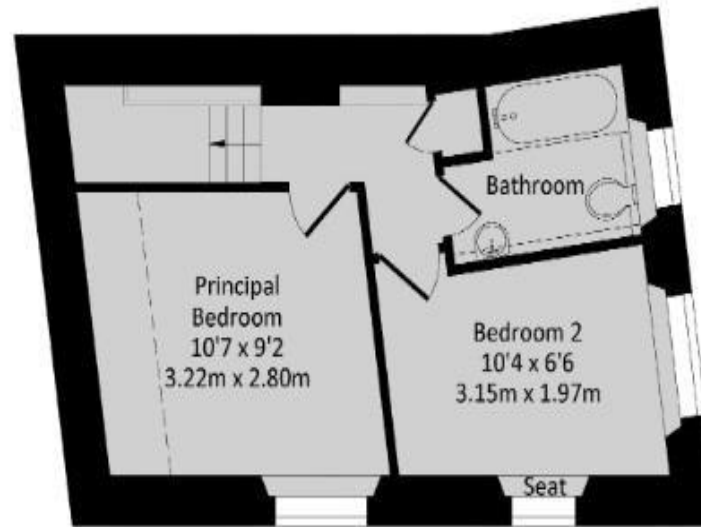
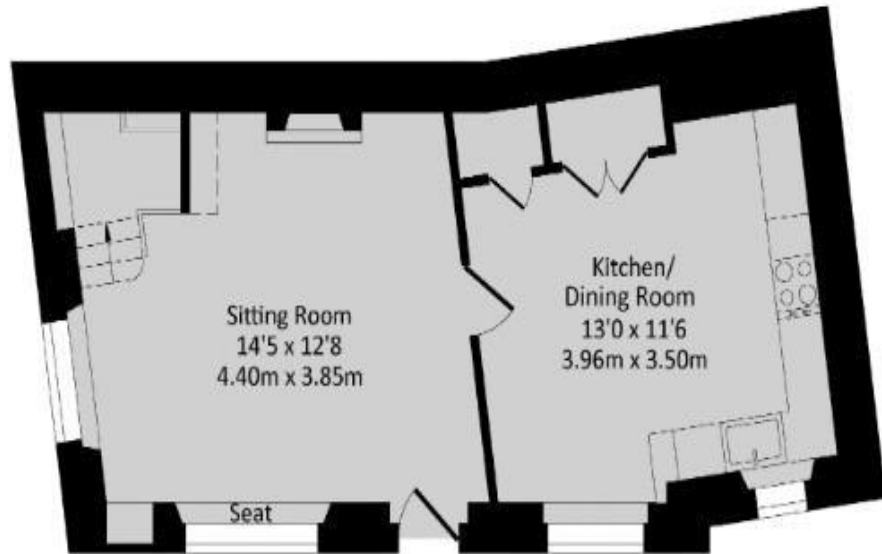


Ground Floor
Approx. Floor
Area 321 Sq.Ft.
(29.8 Sq.M.)



First Floor
Approx. Floor
Area 271 Sq.Ft.
(25.2 Sq.M.)

--- Denotes Restricted Head height



Total Approx. Floor Area 592 Sq.Ft. (55.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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. No responsibility is taken for any error, omission or misstatement. 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.



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the 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.



rightmove



ROUND & JACKSON
ESTATE AGENTS