



9 Orchard Piece

Mollington, Banbury, Oxon, OX17 1DP



ROUND & JACKSON
ESTATE AGENTS





A very well presented, three-bedroom detached family home with a single garage, driveway and garden office which is pleasantly located in a quiet cul-de-sac position within this highly sought after village. Available for sale with no onward chain.

The Property

9 Orchard Piece, Mollington is a superb, three-bedroom family home which is pleasantly located in a tucked away position within this highly sought after and pretty village. The property has spacious accommodation arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, cloakroom/W.C., kitchen, inner hallway, conservatory and large sitting room. On the first floor there is a central landing, three bedrooms and a modern family bathroom. Outside of the property to the front there are established shrubs, plants and a gravelled garden area and to the side there are steps which lead up to a garden area with vegetable beds, a shed, green house and established hedges and shrubs. The main area of garden is located to the rear and is low maintenance and private with patio seating areas to the side and adjoining the house and a raised artificial lawned area. There are many established trees which provide a good level of privacy with gated access that leads to the village park. Within the garden there is an office which is fully insulated and has power and light connected, which is ideal for those who work from home. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

With main door to front, window to the side aspect, doors to all ground floor accommodation and a useful understairs cupboard which houses the oil-fired boiler.

Cloakroom/W.C

Fitted with a W.C., wash hand basin, tiled splash backs and a window to the front aspect.

Sitting Room

A large reception room with window to the front aspect and rear overlooking the conservatory and a central stone fireplace with inset log burner. There are steps leading to the inner hallway and doors into the conservatory.

Kitchen

Fitted with a range of modern eye level cabinets with base units and drawers and work surfaces over. There is an integrated washing machine, microwave, double oven with a four-ring induction hob above and extractor hood over, space and plumbing for a dishwasher and fridge/freezer and a one and a half bowl sink and draining board and window to the side aspect. To the rear of the kitchen there is a breakfast bar area, exposed stone wall, a bay window to the rear aspect, window to the side and doors leading to the garden and inner hallway.



Conservatory

A useful additional reception room with tiled flooring and double doors leading to the rear garden.

Inner Hallway

With door to the kitchen and stairs rising to the first floor.

First Floor Landing

With doors to all first-floor accommodation, an eaves storage cupboard and a Velux style window and window to the rear aspect.

Bedroom One

A spacious double bedroom with dual aspect windows to the front and rear, exposed beams and a fitted wardrobe.

Bedroom Two

A double bedroom with a window to the rear aspect and a hatch to the loft space.

Bedroom Three

A small double bedroom with a window to the rear and airing cupboard which houses the hot water cylinder.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, vanity unit, heated towel rail, attractive tiled splash backs and a window to the side aspect.



Garden Office

A useful additional room which is ideal for those who work from home. Double doors to the front, power and light connected and fully insulated.

Garage and Parking

The single garage is the one of the far left within the block with double doors to the front and a driveway directly in front.

Outside

To the front of the property there are many established shrubs, plants and hedges and a gravelled area. The main area of garden is located to the rear and has patio seating areas adjoining the house and to the right-hand side, a raised artificial lawned area, trees and hedges which border the garden and provide a good level of privacy. There is gated access which leads to the village park. There is an additional garden area which is accessed up some steps to the front of the property to the side. It has vegetable beds, established plants and hedges and with a shed and green house to the rear.

Situation

Mollington is a charming village with an active community situated in attractive countryside just to the north of Banbury. Village amenities include a village hall, 18th century public house and Point to Point racecourse, while additional day-to-day needs can be met in the nearby village of Cropredy which benefits from a GP's surgery, shop, school and public houses. More extensive shopping and commercial facilities are available within nearby Banbury. There are competitive tennis, football, cricket and bowling clubs. Communication links are excellent with a railway station within the town centre and trains to London Marylebone in about 50 minutes and Birmingham New Street in 40 minutes respectively. Easy access to the M40 motorway at Junction 11. Birmingham Airport is less than 40 miles away.



Directions

From Banbury town centre proceed in a northerly via the Southam Road. Continue for approximately four miles and turn left where signposted to Mollington. Take the second left turn into Orchard Piece and parking is available in front of the single garage. Proceed on foot down the footpath where the house will be found directly in front of you.

Services

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

Local Authority

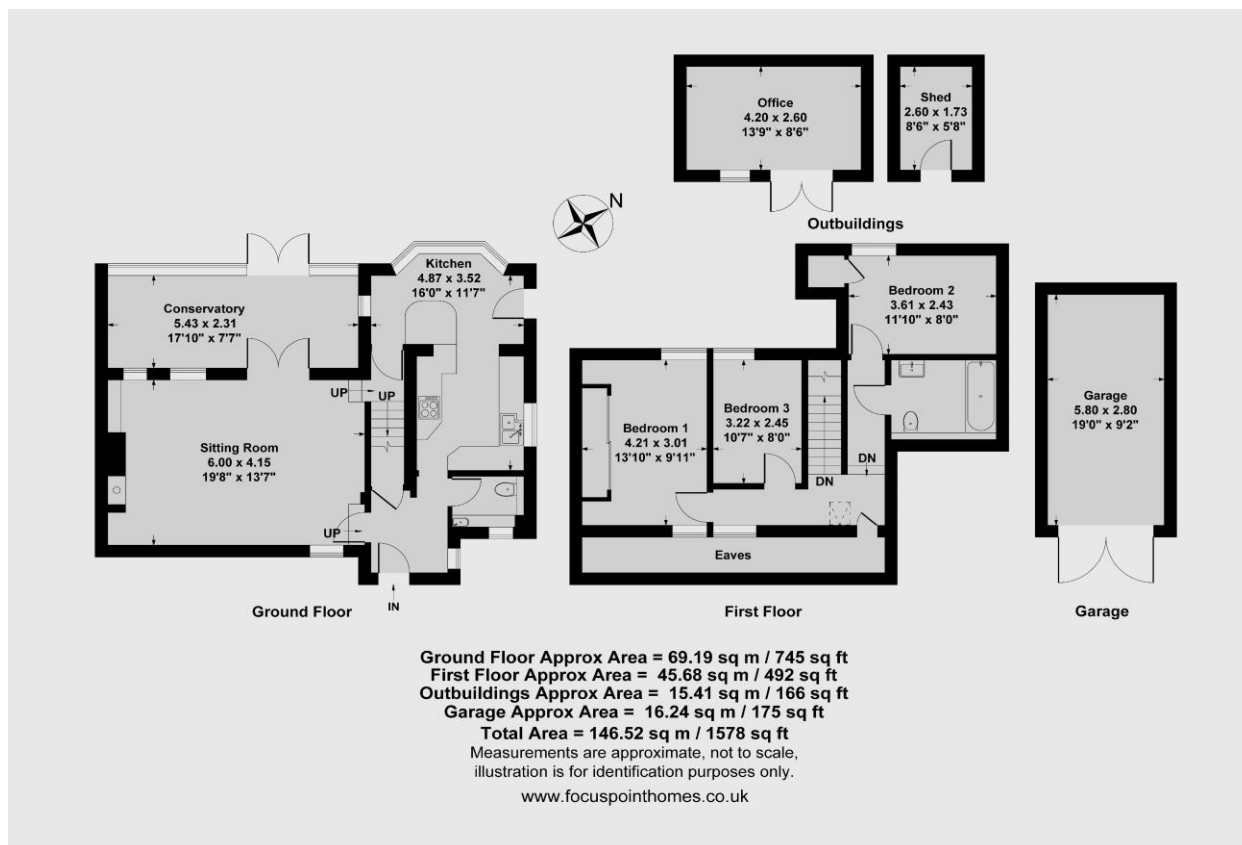
Cherwell District Council. Tax band E.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price: £395,000





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