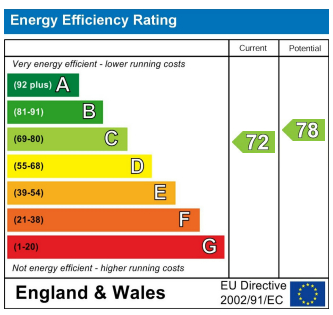
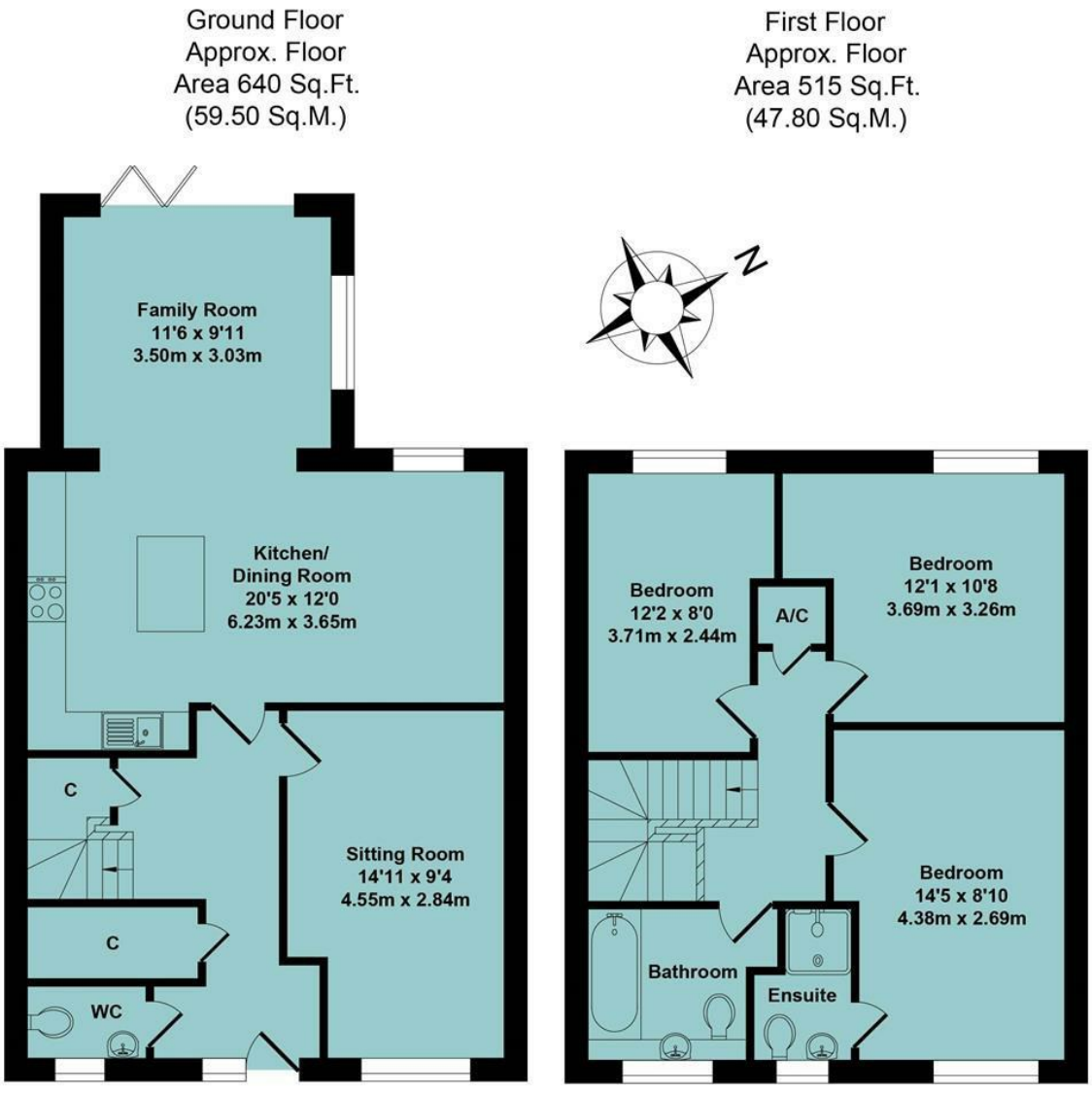
Agents Note

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.





Total Approx. Floor Area 1155 Sq.Ft. (107.30 Sq.M.)

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

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

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.



15 Creampot Close
Cropredy

Anker

15 Creampot Close, Cropredy, Oxfordshire, OX17 1NX



Approximate distances
Banbury 4.5 miles
Southam 12 miles
Junction 11 (M40) 4.5 Miles
Oxford 30 miles
Stratford upon Avon 25 miles
Leamington Spa 17 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail 50 mins

A BEAUTIFULLY PRESENTED SPACIOUS CONTEMPORARY DETACHED HOUSE WITH AN IDEAL LAYOUT FOR MODERN LIVING TUCKED AWAY IN AN ENCLAVE OF ONLY THREE PROPERTIES IN THIS HIGHLY DESIRABLE AND HISTORIC VILLAGE

Large hall with storage, cloakroom, sitting room/office or playroom, superb open plan living kitchen and garden room, master bedroom with en-suite shower room, two further bedrooms, family bathroom, solar panels, alarm, off road parking for three vehicles, easily managed west facing rear garden. Energy rating C.

£460,000 FREEHOLD











Directions

From Banbury proceed in a northerly direction towards Southam (A423). After approximately 3 miles turn right where signposted to Cropredy. Travel through Great Bourton and follow the road into the village. Travel into the heart of the village and turn right opposite The Brasenose Inn by The Green and follow the road as it leads via High Street into Creampot Lane. Continue to the end of the lane and turn right into Creampot Close. After approximately 100 yards turn right before the end of the road

Situation

CROPREDY is a well served village famous for the battle of Cropredy Bridge, the canal which runs through it and the annual Fairport Convention Festival Weekend. Amenities include a parish church, Methodist chapel, two public houses, doctors surgery, shop, coffee shop/tea room, sports field for football, tennis and cricket clubs, children's play area, primary school and bus service.

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 beautifully presented detached contemporary home.

* An ideal layout for modern living.

* Tucked away in an enclave of three properties at the end of the road in this highly desirable canalside village with an exceptional community and choice of clubs and societies.

* Large hall with storage recess ideal for coats and shoes near the entrance and a door to a very large walk-in storage cupboard as well as a further understairs cupboard. Door to the ground floor cloakroom with a white suite and window.

* This is a practical property cleverly designed for modern living with an exceptional open plan living kitchen/dining space at the back in addition to a further reception room which would make an ideal office, cinema room or playroom as required.

* Kitchen with white gloss units and built-in oven, induction hob and extractor, filtered cold water tap, integrated dishwasher, integrated fridge freezer, plumbing for washing machine, solid wooden work surfaces and matching island with breakfast bar, open plan dining area with window to rear and open plan living space/garden with bi-fold doors opening to the rear patio, further windows to side.

* Electric underfloor heating throughout the downstairs accommodation, radiators on the first floor.

* Main double bedroom with lovely outlooks beyond the canal to countryside and door to the en-suite shower room fitted with a white suite comprising a fully tiled shower cubicle, wash hand basin and WC, heated towel rail.

* Second double bedroom and third large single bedroom both with windows to rear.

* Family bathroom with a contemporary white suite comprising panelled bath with shower unit over and fully tiled surround, wash and basin with cupboards under, WC, window, heated towel rail and extractor.

* Excellent connectivity with TV points in the main rooms and Ethernet points in all rooms.

* Solar panels on a feed in tariff which are owned.

* To the front there is a shared access to the three properties beyond which there is off road parking in front of the property for three vehicles which belongs exclusively to the property. Steps lead up to the front door where there is an Indian sandstone paved area and path at the side which lead via a gate to the rear garden where there is an L-shaped patio extending to the side where there is a high degree of privacy. There is also a lawn and garden shed. This faces west and is therefore ideal to enjoy the afternoon and evening sun.

Services

All mains services are connected with the exception of gas. There is an electric central heating system with underfloor heating at ground floor level and radiators on the first floor.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

Energy rating: C

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.