



Corner Cottage, Main Street
Claydon, Banbury, Oxon, OX17 1EU



ROUND & JACKSON
ESTATE AGENTS





A beautifully restored grade II listed cottage with spacious accommodation and many period features located in the heart of this sought after and pretty village.

The property

Corner Cottage, Claydon is an exceptional period cottage which is beautifully presented throughout and has a great wealth of character and period features. It is situated within the heart of this sought after village with pleasant outlooks towards the church. The property has undergone an extensive modernisation programme within recent years with improvements including a new fitted kitchen, replastering, redecoration, a high quality fitted bathroom, remodelling of the fireplace, reconfiguration of the second floor to instate the en-suite and bespoke wardrobes, construction of the garage, new flooring and landscaping to the gardens. The accommodation comprises a sitting/dining room with mullion windows and a stone fireplace with a multi-fuel burning stove. The kitchen/breakfast room is fitted with a range of traditional eye and base-level units, a Belfast sink, an integral dishwasher with a breakfast bar and space for appliances. The rear hall has a door to the garden and stairs to the first floor landing, off of which there is access to two well proportioned bedrooms and a beautifully fitted bathroom. To the second floor there is a superb master bedroom suite with fitted wardrobes and a luxury en-suite shower room. There are landscaped gardens to the front, side and rear and there is a detached garage to the side

Sitting Room

Main entrance door to the front, stone mullion window to the front, window to side and a stone fireplace with multi fuel burning stove.

Kitchen/Breakfast Room

Beautifully re-fitted with traditional style cabinets and drawers and solid wood work surfaces and breakfast bar. Within the kitchen there is an inglenook fireplace with space for a range cooker, an inset sink and drainer, space for a washer-dryer and there is plumbing for a dishwasher in the cupboard beneath the stairs. Window to the front door to rear hall.

Rear Hallway

Door to rear garden, stairs to the first floor.

First Floor Landing

A spacious landing with stairs to the second floor and doors to all first floor accommodation.

Bedroom Two

A double room with windows to the front and side and a built in wardrobe.

Bedroom Three

A single room with a window to the front and a built in cupboard.

Family Bathroom

Beautifully fitted with a traditional suite comprising a roll top bath with rainfall shower a high level WC and a wash hand basin with vanity unit. Window to rear.

Second Floor Master Bedroom Suite

A superb master bedroom having been reconfigured and previously two separate rooms. The double bedroom has bespoke fitted wardrobes, exposed beams and trusses, a window to the rear and a Velux roof window. Door to en-suite shower room.

En-Suite

A large shower room with high quality fittings and fitted cabinet storage. Walk in double cubicle with rainfall shower and handheld head, low level WC and a feature stone wash hand basin with vanity unit. Attractive tiling and a heated towel rail.

Outside

The gardens are situated to the side and rear of the property. To the side there are raised borders, enclosed by fencing, to the rear there is an enclosed garden which is private and predominately lawn with flower and plant borders surrounding. The property's garage would make an ideal studio or gym, it equally offers good storage and the ability to park a small car if desired.



Situation

Claydon is a relatively small and unspoilt village set in rolling countryside in North Oxfordshire close to the Warwickshire and Northamptonshire borders. Within the village there is a parish church and bus service. There are excellent amenities in the nearby villages of Upper Boddington, Fenny Compton and Cropredy with excellent primary schools, shops and doctors surgeries

Directions

From Banbury proceed in a Northerly direction toward Southam (A423). After approximately 5 miles turn right where signposted to Claydon. Travel into the village and turn left passed the church where the property will be seen on your left.

Services

Mains water, drainage and electricity. Oil fired central heating.

Local Authority

Cherwell District Council, Tax Band E.

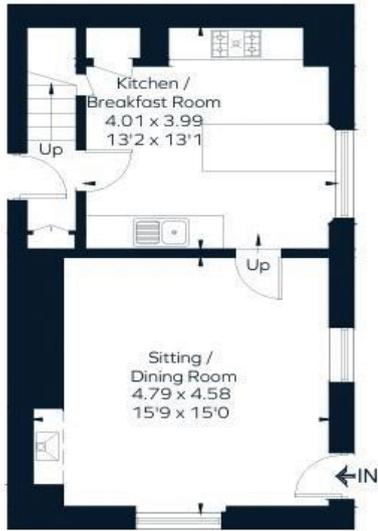
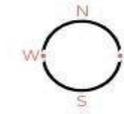
Viewings Arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price - £450,000



Approximate Floor Area = 122.1 sq m / 1314 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 138.0 sq m / 1485 sq ft



Ground Floor

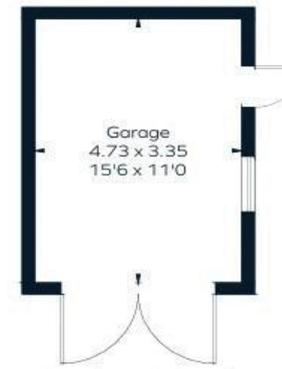


First Floor



Second Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81397

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 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.



ROUND & JACKSON
ESTATE AGENTS