



## 3 School Hill, Mollington

Offers Over **£350,000**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

### 3 School Hill

Mollington, Banbury

Situated in the highly desirable village of Mollington, this well-presented three bedroom, stone-built, mid-terraced home enjoys beautiful surrounding countryside views and offers well-proportioned accommodation arranged over three floors. The property also benefits from having a recently installed air source heat pump system.

The ground floor provides generous and versatile living space, including a spacious sitting room with a charming log burner, creating a warm and welcoming focal point to the home. A separate dining room offers the perfect setting for family meals and entertaining, while the kitchen provides practical space for everyday living. The ground floor is completed by having a useful utility room.

To the mezzanine floor, is a spacious entrance hall, complimented by a cloakroom and W/C.

Upstairs, the first floor comprises two well-proportioned double bedrooms, with the principal bedroom enjoying lovely dual-aspect views across the surrounding countryside, a large storage cupboard and a family bathroom.

The second floor leads to the into the third bedroom, ideal as a single bedroom or home office.

Externally, the property features a south west facing wraparound garden to the rear and small garden to the front, off-street parking and a separate garage.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Mollington has a strong community feel and benefits from a well-regarded village pub, The Green Man, as well as easy access to scenic countryside walks. Mollington is conveniently positioned for the nearby market town of Banbury, which offers a wide range of shopping, leisure and educational facilities, along with mainline rail services providing direct links to London and Birmingham. The location offers an appealing balance of village life with good transport connections to surrounding towns and cities.



#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

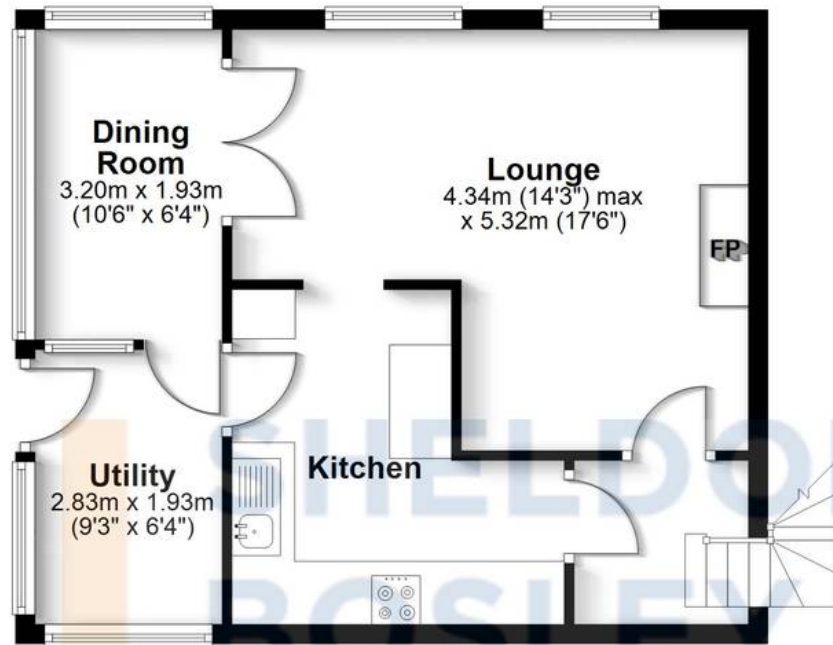
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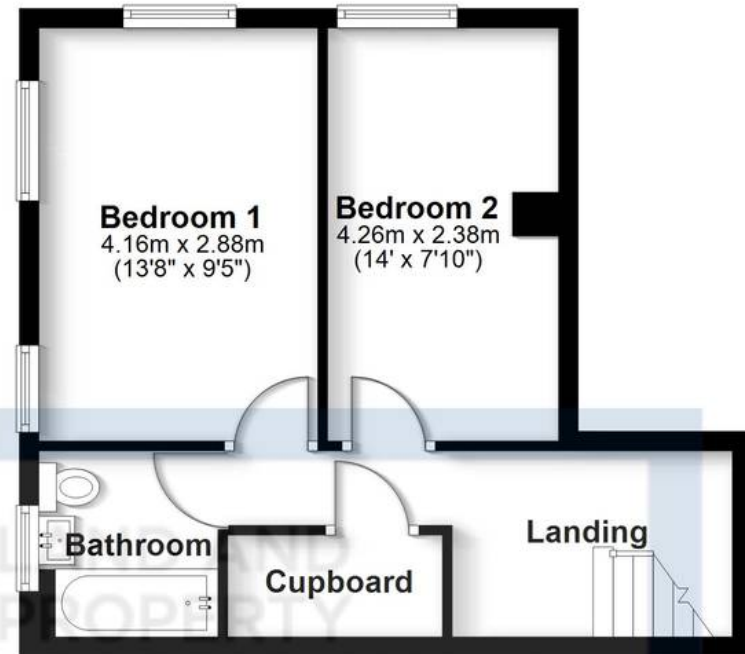
## Ground Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



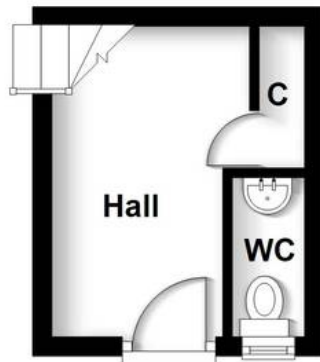
## First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



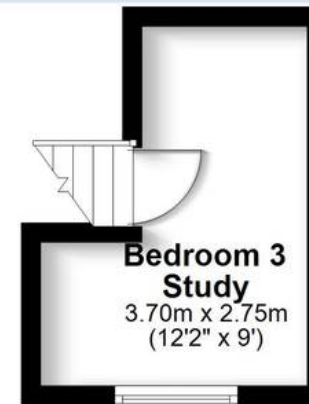
## Mezzanine

Approx. 7.4 sq. metres (80.2 sq. feet)



## Second Floor

Approx. 7.9 sq. metres (84.5 sq. feet)



Total area: approx. 97.8 sq. metres (1052.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



## Sheldon Bosley Knight Shipston & Kington

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### Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.