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

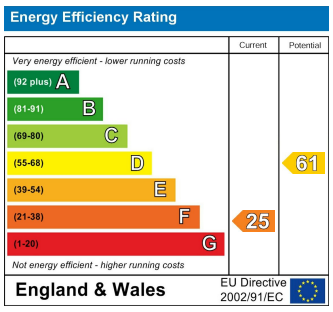
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.



Ground Floor Approx Area = 70.63 sq m / 760 sq ft
First Floor Approx Area = 20.91 sq m / 225 sq ft
Second Floor Approx Area = 19.29 sq m / 208 sq ft
Total Area = 110.83 sq m / 1193 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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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.



Old Stone Cottage, Creampot Lane
Cropredy

Anker

Old Stone Cottage, Creampot Lane, Cropredy, Oxfordshire, OX17 1NT



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 STONE BUILT THREE STOREY SEMI DETACHED PERIOD COTTAGE WHICH HAS BEEN EXTENDED AND HAS RECENTLY HAD A NEW RE-FITTED KITCHEN INSTALLED LOCATED IN A TUCKED AWAY LANE IN THIS EXCEPTIONALLY POPULAR AND WELL SERVED CANAL SIDE VILLAGE

Sitting room, kitchen/dining room, snug/bedroom or office, ground floor shower room, two further bedrooms, first floor bathroom, electric heating, driveway parking space, beautifully tended rear garden backing onto fields. Energy rating F.

£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. Follow this until the property will be found on the left hand side toward the end of the lane.

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, 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 delightful stone built period property tucked away in a backwater of this exceptionally popular canal side village.

* Flexible accommodation on three floors combining traditional character with modern fittings including a very recently refitted kitchen forming part of an open plan kitchen/dining room.

* Lovely living space with white painted exposed beams, large stone inglenook fireplace with wood burning stove and two windows to the front.

* Large open plan newly refitted kitchen/dining room with French doors opening to the patio and rear garden. Ample space for table and chairs.

* A multi -functional ground floor room which is currently presented as a snug/occasional bedroom but could also be used as an office for home workers which has glazed doors opening to the front and wood effect floor.

* Modern ground floor shower room adjacent to the snug/bedroom.

* First floor double bedroom with built-in wardrobes and two windows to the front.

* Lovely modern first floor bathroom with a double ended deep "tub" style bath, recessed contemporary style wash hand basin with drawers and cupboards under, WC, heated towel rail, window.

* Second floor double bedroom with space for furniture and window.

* Delightful well tended and generously proportioned rear garden with patio, steps up to a mainly lawned area with borders, trees and shrubs, further decked seating area at the foot of the garden and shed.

Agent's note

We understand that an application has been made for a housing development in the fields behind Creampot Lane and this application can be viewed on the Cherwell District Council website reference 23/00977/OUT

Services

All mains services are connected with the exception of gas. Heating is by way of Heatrae Sadia electric radiators.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

Energy rating: F

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 £35 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.