



2 Weavers Row, West St, Shutford, Banbury, Oxon OX15 6PH
'Guide Price' £375,000

**Stanbra
Powell** | Estate Agents
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Property Lettings





Recently refurbished three bedroom stone built property.

Entrance hallway | Downstairs cloakroom/utility | Living room | Kitchen/dining room | Three well-proportioned bedrooms | Bathroom | Pleasant garden | Parking | Refurbished in 2024

Located in the much sought after village of Shutford is this extremely well presented, three bedroom terraced property. The current owners have refurbished the property throughout in 2024 including a change of layout. This now benefits the property with a kitchen/dining room, separate living room, downstairs cloakroom/utility, three well-proportioned bedrooms and large bathroom. The property also has a pleasant landscaped rear garden with communal parking at the rear. Viewing is highly recommended.

Ground Floor

Covered porch area. Access via composite door to entrance hall.

Entrance hall: Luxury Vinyl Tile (LVT) flooring. Understairs storage cupboard.

Cloakroom/Utility: Two piece white suite comprising low level WC and washhand basin. Space and plumbing for washing machine with worktop over. UPVC double glazed obscured window to front aspect. Luxury Vinyl Tile (LVT) flooring.

Living room: UPVC double glazed window to front aspect. Wall mounted electric radiator.

Kitchen/dining room: A range of refitted modern base and eye level units with a laminate worktop. Built-in appliances include oven, four ring electric hob, with extractor hood above, slim-line dishwasher, fridge and freezer. Doorway leading to rear porch with UPVC double glazed window to rear aspect. Throughout the kitchen/dining area is Luxury Vinyl Tile (LVT) flooring. Large space for a dining table and chairs with UPVC glazed doors opening up onto the rear garden. Wall mounted electric radiator.

First Floor

Landing: Doors to first floor accommodation. Access to loft. Useful airing cupboard housing hot water tank. Sunken spotlights.

Bedroom one: Spacious bedroom with wall mounted electric radiator and UPVC double glazed window to rear aspect.

Bedroom two: Spacious double bedroom with wall mounted electric radiator. UPVC double glazed window overlooking rear garden.

Bedroom three: A small double bedroom with UPVC double glazed window to front aspect with some views over fields.

Bathroom: Refitted white suite comprising low level WC washhand basin with built-in storage cupboard underneath, freestanding bath with central mixer tap, large double shower cubicle with large shower head and separate shower attachment. Tiling to splashback areas. Two UPVC double glazed windows to front aspect. Sunken spotlights.

Agents Note

Some of the works carried out by the current owners include new kitchen, new bathroom, new double glazing (throughout most of the property) re-plastering, rewiring. Landscaping to the rear garden. New heating system.

Outside

Front: In front of the property there is a path to the front door with shingle on either side. The front garden is enclosed by fencing and stone wall, as well as a wrought iron gate providing access.

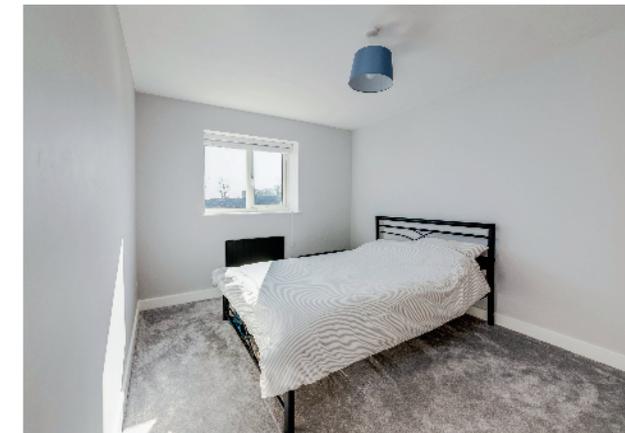
Rear garden: The garden has mostly been laid to lawn with a pathway leading to the rear, shingle border. Enclosed mostly by timber panel fencing, with gated rear access leading to parking area. Rear porch, a handy place for coats and shoes with UPVC double glazed windows to side and rear aspects, double glazed door leading out into rear garden.

At the rear of the property, there are four spaces for the row of houses, which accumulates to one each.

Communal parking, plus adequate parking to the front of the property if required.

Services: All Council Tax Banding: B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed west along West Bar and into the Broughton Road; continue out of Banbury, turning right into North Newington and go through the village which leads onto the Shutford Road. Upon reaching the village go past the George & Dragon public house and take the next right turn into West Street, Weavers Row is on the right hand side.



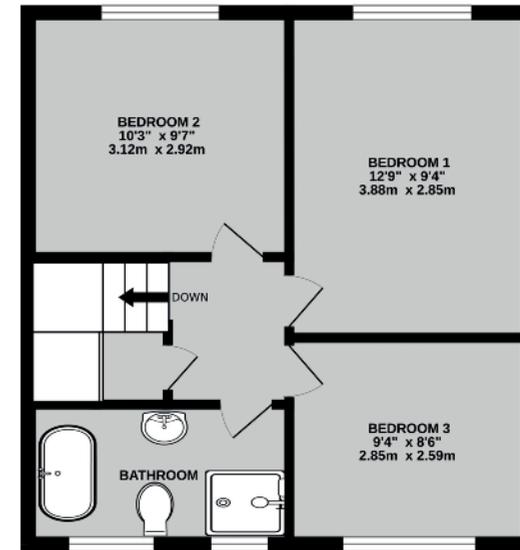
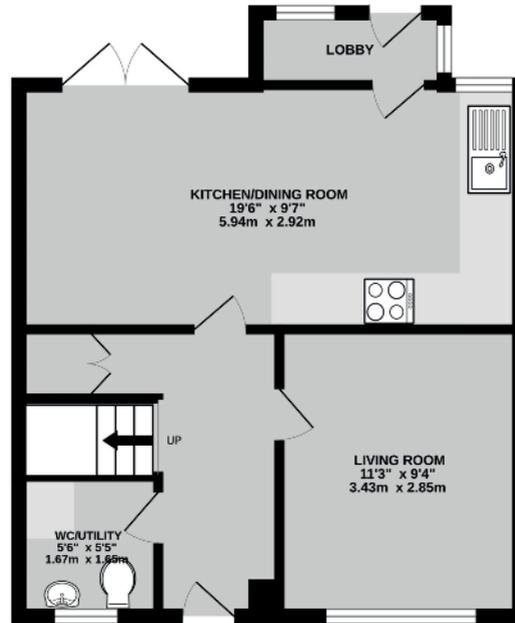




GROUND FLOOR
 425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
 406 sq.ft. (37.7 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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