

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 = 92.30 sq m / 994 sq ft
 First Floor Approx Area = 56.29 sq m / 606 sq ft
 Garage Approx Area = 26.62 sq m / 287 sq ft
 Workshop/Stores Approx Area = 22.93 sq m / 247 sq ft
 Total Area = 198.14 sq m / 2134 sq ft

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

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-65) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



Hillcrest, Coronation Lane
 Shotteswell



Hillcrest, Coronation Lane, Shotteswell, Oxfordshire, OX17 1HS

Approximate distances

Banbury 6 miles
Southam 9 miles
Leamington Spa & Warwick 14 miles
Oxford 28 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A FINE AND RARE OPPORTUNITY TO ACQUIRE THIS DETACHED DOUBLE FRONTED 1920's HOUSE WHICH REQUIRES MODERNISATION AND STANDS IN APPROXIMATELY HALF AN ACRE GARDENS WITH OPEN COUNTRYSIDE TO FRONT AND REAR

Hall, cloakroom, wet room, sitting room dining room, conservatory, kitchen, three double bedrooms, bathroom, oil central heating, huge potential to extend subject to planning permission, no upward chain. Energy rating F.

£595,000 FREEHOLD



Directions

From Banbury take the B4100 Warwick Road. Having left the town proceed past the turning for Hanwell and also past the first turning into Shotteswell (signposted "second turn"). Travel a short distance onward until the sign saying "first" and turn right. Enter the village and the property will be found after a short distance on the left hand side. A "For Sale" board has been erected for ease of identification.

Situation

The Conservation village of Shotteswell is situated to the north west of Banbury. A school bus takes primary school children to the nearby village of Fenny Compton and secondary school children attend the Kineton school, King Edward School and Stratford Girls Grammar School. A footpath from the top of the village leads across the fields to The Falcon public house. Nearby Banbury offers shopping facilities and train service to London Marylebone. The M40 provides access to both London and Birmingham (Jcts 11 or 12).

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 detached double fronted period house believed to date back to the 1920's representing a rare opportunity as it hasn't been marketed since circa 1950 and has been under the same ownership since 1962.

* Standing in gardens of approximately half an acre (0.43) we believe that there is great potential to extend subject to planning permission.

* Located on the western outskirts of the village enjoying southerly views over countryside to the front.

* Adjoining fields to the rear.

* A large frontage providing generous off road parking with scope to create as much as is needed beyond which there is a large garage/workshop with further outbuildings to side and rear.

* The property requires modernisation and retains some original features including doors, picture rails and high ceilings.

* Two ground floor reception rooms and a conservatory.

* Ground floor cloakroom and modern refitted wet room.

* Three double bedrooms on the first floor and a bathroom.

* No upward chain.

Services

All mains services are connected with the exception of gas.

Local Authority

Stratford upon Avon District Council. Council tax band E.

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 £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.