



Craigy Nook Edge Hill Lane,
Edgehill Banbury



Property Description

A two bedroom detached bungalow in a large plot in need of modernisation in the popular and sought after village of Edgehill. Set in a lovely plot with alot of potential for further development (subject to planning) or improvement

In the valuers opinion if planning permission could be obtained for 4 or 5 Detached homes the GDV could be in the region of 2.8 - 3.5 million.

Connells have its own land and New Homes division who are more than happy to help and advise

Entrance Hall

17' x 5' 5" (5.18m x 1.65m)

Good Size Entrance hall leading through to the accommodation

Lounge

15' 2" x 14' 2" (4.62m x 4.32m)

Windows to the front and side aspect. Doors to the side aspect. Fireplace.

Reception Room

12' 11" x 9' 5" (3.94m x 2.87m)

Window to the side aspect , sliding doors into Kitchen,

Kitchen

10' 10" x 9' 10" (3.30m x 3.00m)

Window to the rear aspect, door to side and door into Hall.

Bedroom One

11' 10" x 11' 9" (3.61m x 3.58m)

Window to the rear aspect, built in double wardrobe.

Bedroom Two

10' 8" x 9' 10" (3.25m x 3.00m)

Window to the front aspect. Built in double wardrobe.

Bathroom

Frosted window. Suite comprises panelled bath, wash hand basin amnd flow level wc

Outside

Set in a lovely Plot with huge potential.

Out-House / External Toilet

Adjacent the side door, which includes a separate toilet and basin.

Water Pressure

Additionally,The vendor has informed us that the water pressure is currently very low within the property.

Edgehill

Edge Hill is an escarpment and Edgehill a hamlet in the civil parish of Ratley and Upton, Stratford-on-Avon District, southern Warwickshire, England. At Ratley, the escarpment rises to 219 m (719 ft) above sea level and 112 m (367 ft) above nearby Radway, within 300 metres of the Warwickshire border with Oxfordshire.

Edge Hill gave its name to the first battle of the English Civil War, in which it was a prominent feature.

The hamlet has a public house, an eccentric building of local Hornton Stone called the Castle Inn that was built in the 1740s to the designs of Sanderson Miller (1716–80) It is controlled by the Hook Norton Brewery.

Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: E Council Tax
 Band: D

view this property online connells.co.uk/Property/BAN307609



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAN307609 - 0006