



Chrilibarn Cottage, Gullicote Lane, Hanwell, Oxon OX17 1GY
£539,000

**Stanbra
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Property Lettings





A well presented characterful barn conversion located on the edge of this un-spoilt sought after village on the northern edge of Banbury

Entrance porch | Entrance hall | Living room with feature fireplace | Further sitting room/family room | Kitchen | Dining room | Master bedroom with en-suite | Two further first floor bedrooms | Bathroom | Generous size rear garden | Substantial garden room/office | Enclosed garden to front | Garage and parking for two vehicles

An enlarged stone built three bedroom semi-detached barn conversion with garage and parking, complemented by a generous size rear garden being part of a bespoke development of four properties. The property benefits from a substantial timber garden room.

Ground Floor

Front door.

Entrance porch with Vaulted ceiling. Door through to entrance hall.

Entrance hall: Stairs rising off to first floor. Useful understairs storage cupboard. Electric heater. Tiled flooring. Door through to living room.

Underfloor heating throughout the dining room, kitchen and sitting room.

Living room: Feature stone fireplace with inset cast iron log burner. Double glazed window to front aspect. Timber beams. Electric heater. Double doors giving access to dining room.

From the hallway door through to further sitting room.

Sitting room: Tiled flooring. Timber beams. Walkway through to kitchen.

Kitchen: Recently installed in 2022 to a high specification comprising of inset sink unit, comprehensive range of contemporary wall and base units. Integrated fridge/freezer. Integrated Neff microwave oven and grill. Siemens induction 4 ring hob with extractor hood. Corian work surfaces. Tiled flooring. Double glazed window to rear aspect. Exposed stone work. Recessed spotlights. Walkway through to dining room.

Dining room: Oak flooring. Window to side. Double doors giving access to garden.

First Floor

Landing: Access to loft. Door to master bedroom.

Master bedroom: Generous double bedroom with Vaulted ceiling. Comprehensive range of fitted wardrobes.
En-suite: Double width shower cubicle, handbasin with inset vanity unit and low level WC. Extractor fan.

Bedroom two: Window to rear aspect.

Bedroom three: Window to front aspect.

Bathroom: White suite comprising of panel bath with thermostatic shower unit over, handbasin with inset vanity unit and low level WC. Airing cupboard housing hot water tank and immersion heater. Tiling to splashback areas. Heated towel rail.

Outside

Rear garden: Private rear garden enclosed by fencing and hedgerow giving a good degree of privacy. Predominantly laid to lawn. Large patio area. Hardstanding for shed. Access front to back via wooden gate. Mature tree, shrubs and bushes. Pathway leading to substantial timber constructed **garden room** currently used as a bedroom with air conditioning and heating unit. Laminate wood flooring. Recessed spotlights.

En-suite: Double width shower cubicle with Triton electric shower, pedestal handbasin and low level WC. Window overlooking garden.

Front: Low maintenance front garden enclosed by stone walling. Laid to shingle. Pathway to front door.

Garage: Stone built single garage with pitched roof. Up and over door. Parking in front of the garage. To the side of the garage is a **further driveway** for two/three vehicles.

Agents Note

The property benefits from electric heating and Solar panels. The property dates back to 1800's and was converted in the early to mid 1980's and has been extended by the present vendor in recent years.

Services: All **Council Tax Banding:** E
Authority: Cherwell District Council





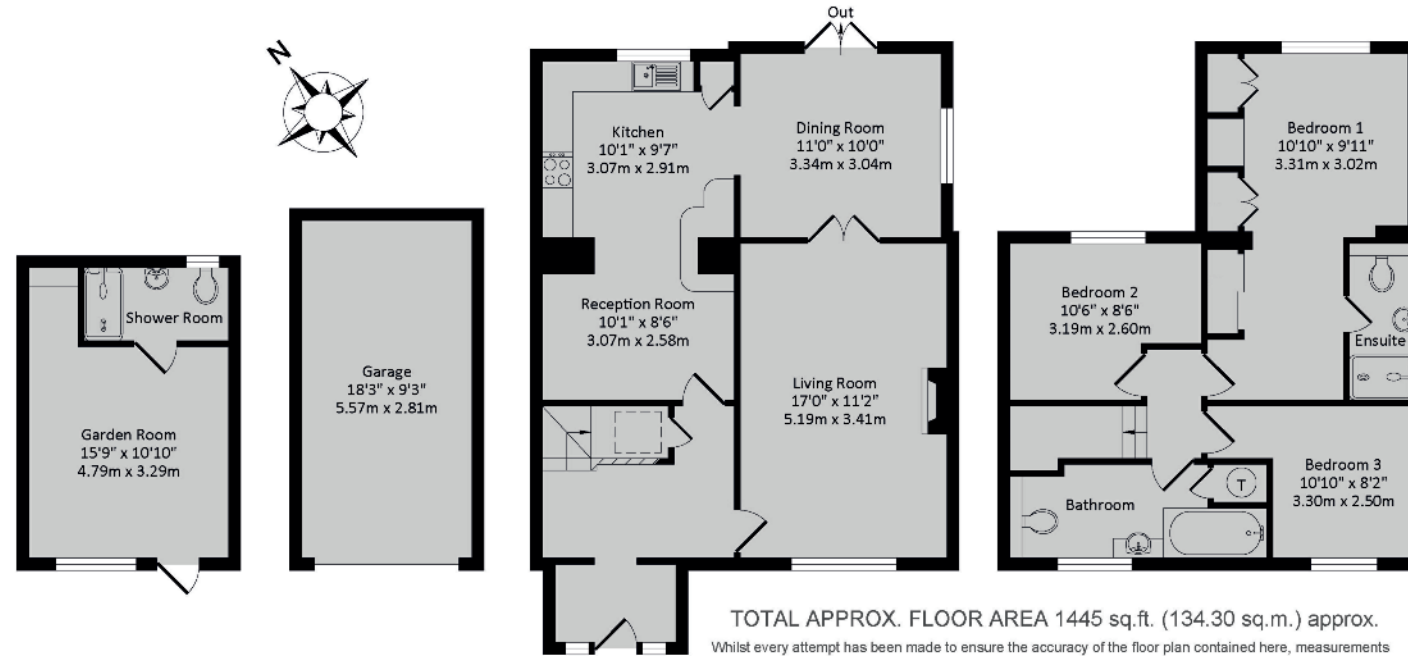
Garden Room
170 sq.ft.
(15.80 sq.m.) approx.

Garage
169 sq.ft.
(15.70 sq.m.) approx.

Ground Floor
621 sq.ft.
(57.70 sq.m.) approx.

First Floor
485 sq.ft.
(45.10 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	95
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
	51	
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



TOTAL APPROX. FLOOR AREA 1445 sq.ft. (134.30 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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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