



8 The Dairyground, Shutford, Banbury, Oxon OX15 6PN
OIEO £299,950

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





Stone built semi detached house located on the edge of this un-spoilt village approximately five miles west of Banbury.

Entrance hall | Living room with open fireplace | Separate dining room | Kitchen | Utility | Two first floor bedrooms | Bathroom | Master bedroom to second floor with en-suite | Gardens to front and rear | Garage | Driveway

Providing well proportioned accommodation over three floors a three bedroom semi detached house enjoying countryside views and benefiting from a private enclosed rear garden.

Ground Floor

Front door leads to **entrance porch**. Useful store cupboard. Door through to;

Living room: Oak flooring. Stairs rising off to first floor. Feature stone fireplace with open hearth. Electric heaters. Door through to;

Dining room: Tiled flooring. Casement doors giving access to the garden. Walkway through to;

Kitchen: Range of Oak fronted wall and base units. Stainless steel bowl and a half inset sink unit and drainer. Complementary tiling to splashback areas. Integrated four ring electric hob with double oven under and extractor over. Space for fridge/freezer. Window overlooking garden. Recessed spotlights. Under counter lights. Door through to;

Utility: Stainless steel inset sink unit and drainer. Range of wall and base units. Free space and plumbing for washing machine. Space for tumble dryer. Tiled flooring. Door through to garage. Recessed spotlights. Extractor.

First Floor

Landing: Stairs rising off to second floor. Door to;

Bedroom two: Double bedroom to front aspect with pleasant views overlooking green area. Electric heater.

Bedroom three: Single bedroom with views over garden and countryside. Electric heater.

Bathroom: White suite, panelled bath with electric shower. Pedestal handbasin. Low level WC. Tiling to splashback areas. Heated towel rail. Window to side aspects.

Second Floor

Landing, door to;

Master bedroom: Two windows to front aspect with views overlooking green and countryside. Electric heater. Eaves storage. Door to;

En-suite shower room: Fully tiled shower cubicle. Low level WC. Pedestal hand basin. Tiling to splashback areas. Heated towel rail. Wall mounted electric heater. Recessed spotlights. Shaver socket and light.

Outside

Garage: Access from the utility. Metal up and over door to front. Light and power. Pitched roof with boarding for storage.

Rear garden: Fully enclosed by close board and fencing giving a good degree of privacy. Predominately laid to lawn. Shrubs and bushes. Personal gate to rear. Outside tap. Stone built store unit.

Front: Areas laid to lawn. Flowers, shrubs and bushes. Tarmac driveway.

Shutford

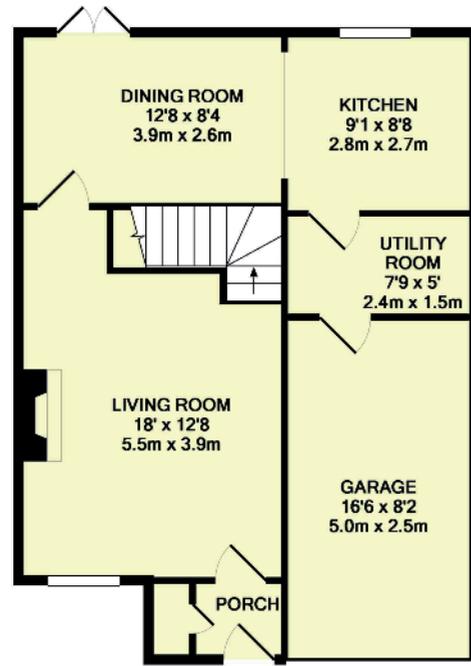
Shutford is a peaceful village, the Church St Martins has Norman origins. There is a public house and green area at The Dairygrounds for children to play. The village is in the catchment for Bishop Carpenter Primary School and Warriner Secondary School. Nearby Sibford has a village shop and post office with butchers and hairdressers at Tysoe.

Services: All with the exception of gas
Council Tax Banding: C
Authority: Cherwell District Council

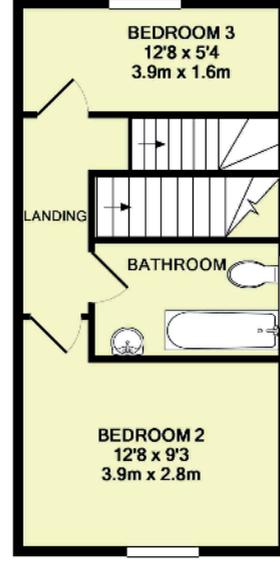
Directions: From Banbury Cross proceed west along West Bar and into the Broughton Road; continue out of Banbury, turning right into North Newington and go through the village which leads onto the Shutford Road. Upon reaching the village go past the George & Dragon public house and take the next right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







GROUND FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 277 SQ.FT.
(25.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1243 SQ.FT. (115.5 SQ.M.)

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.
Made with Metropix ©2019

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.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,
Oxon OX16 0AA
t: 01295 221100
e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

