



Old School Cottage, Malthouse Lane
Shutford

Old School Cottage, Malthouse Lane Shutford, Oxfordshire, OX15 6PB

Approximate distances

Banbury 5 miles

Shipston-on-Stour 10 miles

Junction 11 (M40) 7 miles

Junction 12 (M40) 14 miles

Stratford upon Avon 17 miles

Leamington spa 20 miles

Oxford 35 miles

Banbury railway station 6 miles

A DETACHED FIVE BEDROOM STONE BUILT NON-ESTATE PROPERTY LOCATED IN AN ELEVATED POSITION WITHIN THIS POPULAR VILLAGE LOCATED TO THE WEST OF BANBURY.

Entrance hall, inner hall, cloakroom, sitting room, dining room, kitchen, breakfast room, snug, master bedroom with en-suite, four further bedrooms, bathroom, shower room, single garage, gardens. Energy rating D.

GUIDE PRICE £550,000 FREEHOLD





Directions

From Banbury proceed along the B4035 Shipston-on-Stour road taking the turning right through the village of North Newington and proceed to the village of Shutford. Upon entering the village of Shutford, proceed through the village taking the last turning on the right hand side into West Street. Proceed up West Street taking the right hand turning into Malthouse Lane and follow the road around the sharp left hand bend and the property will be found on the right hand side.

Situation

SHUTFORD is a popular relatively unspoilt village with a public house, parish church and village hall. It is located approximately 5 miles to the west of Banbury which offers extensive modern shopping, education and leisure amenities and a mainline railway station with regular services to London Marylebone, Birmingham and the north. There is golf nearby at Tadmarton and Milcombe and also the historic houses of Upton House and Broughton Castle nearby.

The Property

OLD SCHOOL COTTAGE is a detached stone built property sympathetically enlarged six years ago by the current owners and situated in an elevated position within this popular village. The downstairs accommodation is open plan with features such as Italian limestone tiles with underfloor heating to the whole of the downstairs, ceiling beams and latched oak doors. Upstairs there are five bedrooms with en-suite to the master and two further bathrooms. Outside there are gardens with a single garage.

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:

- * Stone built enlarged property under a slate roof.
- * Situated in a tucked away elevated position within the village.
- * Italian limestone tiles with underfloor heating throughout the ground floor.
- * Oak with latched brace doors throughout the ground floor.

- * Sitting room with glazed double doors to garden terrace.

- * Dining room with beamed ceiling, multi fuel stove with heavy wooden mantle above, stairs to first floor.

- * Kitchen opening to breakfast room with a range of base and eye level oak effect units, Belfast sink, fitted oven with hob, space for dishwasher, space for upright fridge freezer, ceiling beams, velux window.

- * Master bedroom with ceiling beams and en-suite shower room.

- * Four further bedrooms.

- * Family bathroom fitted with a white suite comprising bath with shower above, WC and wash hand basin. Chrome radiator/towel rail, velux window.

- * Shower room with glazed shower cubicle, WC and wash hand basin.

- * Gardens with elevated stone paved terrace with views over the village, flower borders with steps leading down to further lawned gardens. The garden is bordered by wooden fencing, oil tank.

- * Single garage which houses the oil fired boiler having light and power.

Services

- * Mains water, electricity and drainage connected. Oil fired heating with the boiler being located in the garage.

Local Authority

Cherwell District Council. Council tax band E (band review pending).

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Agent's 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 herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

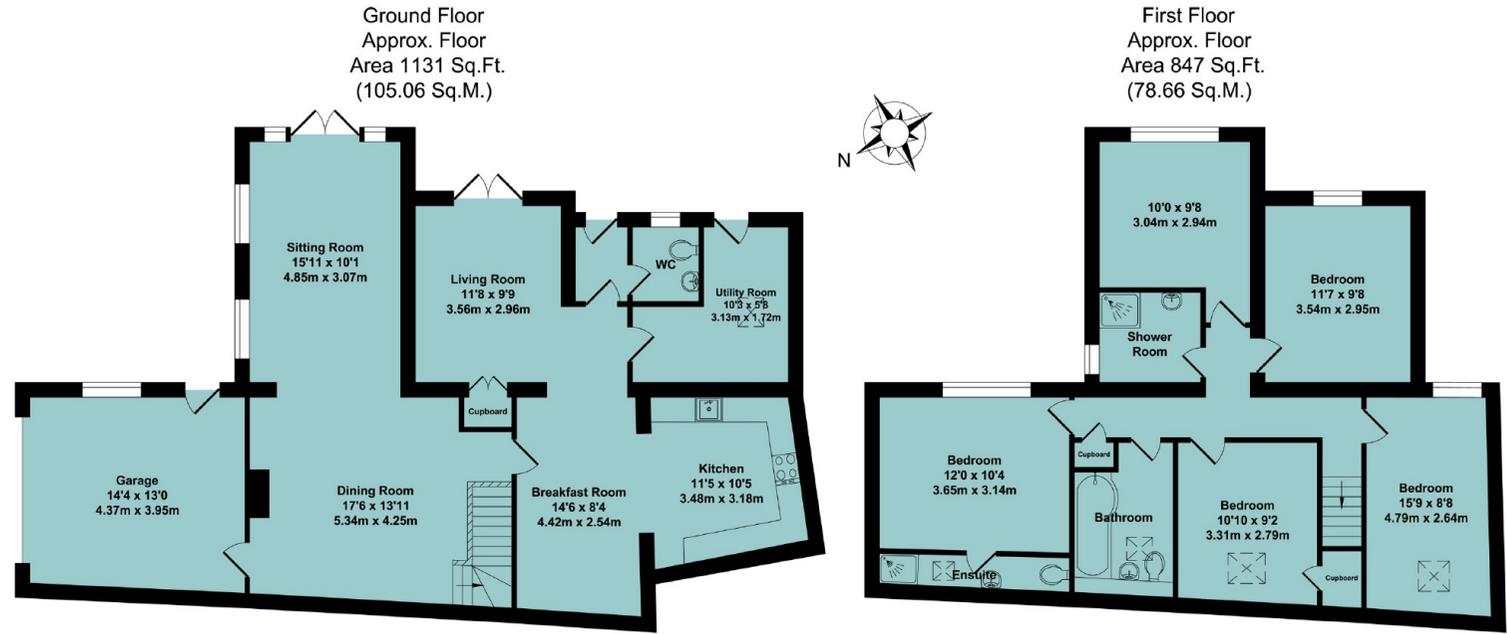
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 to us doing so.

Survey & Valuation

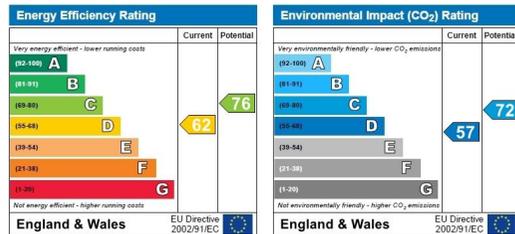
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

EPC

A copy of the full Energy Performance Certificate is available on request.



Total Approx. Floor Area 1978 Sq.Ft. (183.72 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



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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.