



Lavender Cottage, 1 Heydons Terrace, Farnborough OX17 1EA
£325,000

**Stanbra
Powell** | Estate Agents
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Property Lettings





Characterful cottage in the heart of this un-spoilt village, offered with no onward chain.

**Entrance porch | Living/dining room | Rear lean-to |
Kitchen/breakfast room | Three first floor bedrooms
| Bathroom | Gardens to front and rear | Driveway**

Enjoying countryside views to rear and providing well proportioned accommodation throughout, a double fronted three bedroom end of terraced cottage offered in good decorative order throughout and boasting many character features.

Ground Floor

Double doors lead to **porch**.
Fully glazed door giving access to;

Living/dining room: Solid oak flooring. Sash cord window to front aspect. Feature exposed brick chimney breast with cast iron multi-fuel burner. Stairs rising off to first floor. Door through to;

Rear lean-to of timber construction with polycarbonate roof and windows overlooking garden. Door giving access to garden. Tongue and groove door giving access to;

Kitchen/breakfast room: Belfast sink with solid oak work surfaces and drainer. Range of light wood fronted wall and base units. Tiling to splashback areas. Integrated electric hob and oven. Integrated dishwasher. Further work surfaces and free space and plumbing for washing machine. Space for fridge/freezer. Floor mounted Worcester oil fired combi boiler for domestic hot water and central heating. Limestone flooring. Stable style door giving access to side. Sash window to front aspect. Window to rear overlooking garden and farmland.

First Floor

Landing. Access to loft.

Master bedroom: Generous double bedroom to front aspect.

Bedroom two: Double bedroom to front aspect. Fitted wardrobe.

Bedroom three: Generous single bedroom with sash window and views over farmland.

Bathroom: Feature free standing bath with mixer tap shower. Pedestal hand basin. Low level WC. Fully tiled double width shower cubicle with rainfall shower unit. Tongue and groove wood panelling. Tiled flooring with underfloor heating. Heated towel rail.

Outside

Rear garden: Enclosed by close board and fencing. Predominately laid to lawn. Patio area. Shrubs and bushes. Natural stone paved area suitable for a home studio or seating and garden shed.
Access front to back via wooden gate. Views over farmland. The garden measures approximately 40 ft in length.

Front: Open plan. Laid to lawn. Shrubs and bushes. **Driveway** for one/two vehicles.

Farnborough

Farnborough is a small beautiful village between Leamington and Banbury. It is situated within a Conservation Area and is on the edge of the Cotswold Area of Outstanding Natural Beauty. It is home to Farnborough Hall the National Trust property, Farnborough Village Hall and The Kitchen at Farnborough.

ENERGY EFFICIENCY RATING: 63 | D

Services: All
Council Tax Banding: C (£1,269.71)
Authority: Stratford On Avon Council

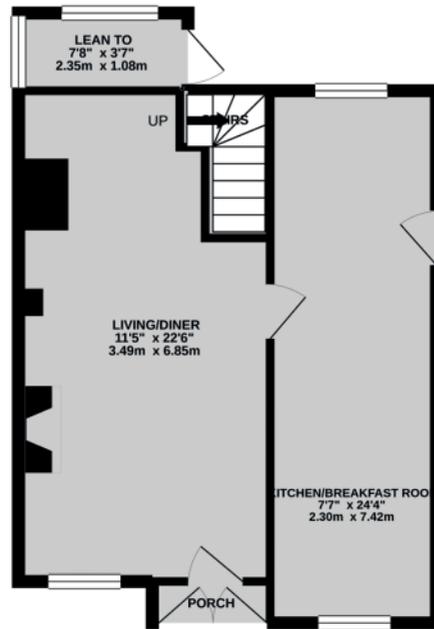
Directions: From Banbury Cross proceed north to the traffic lights into the Coventry Road (A423), continue for approximately 4 miles taking the left turn signposted Farnborough (single track road). Follow this road down, turning right into the main village of Farnborough and upon seeing the public house on the right, Heydons Terrace is on the left.



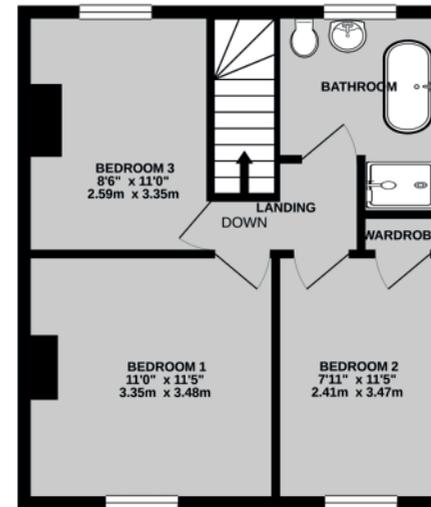




GROUND FLOOR
 465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
 418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Important Agent's Note All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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