



Falkland Cottage, High Street, Culworth, Banbury. OX17 2BG
£399,950

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A deceptively spacious period cottage offering an abundance of character, located within this sought after South Northants village. Offered with no onward chain.

Entrance hall | Living room with Inglenook

fireplace | Ground floor cloakroom/utility

Kitchen / dining room | Split level first floor

landing | Master bedroom with en-suite | First

floor double bedroom | Contemporary bathroom

Second floor double bedroom with views over

countrywide | Private rear garden

Having been enlarged and renovated in recent years to a high standard, a three storey, three double bedroom stone cottage enjoying elevated views over countryside. Offering generous size accommodation.

Ground Floor:

Canopy porch leading to solid oak front door leading to;

Hallway: Engineered oak flooring. Walkway through to;

Living room: Engineered oak flooring. Feature fireplace with inset log burner. Window to front aspect. Recessed spotlights. Exposed beams.

Inner Lobby: Stairs rising off to first floor.

Ground floor cloakroom / utility: Tiled flooring. Low level WC. Wall mounted handbasin. Free space and plumbing for washing machine. Useful understairs storage cupboard. Extractor.

Kitchen / dining room: Comprehensive range of contemporary wall and base units with oak work surfaces. Inset Belfast sink. Integrated four ring Zanussi induction hob with extractor over and stainless steel oven under. Free space for American style fridge/freezer. Tiled flooring. Recessed spotlights. Window overlooking garden. Casement doors giving access to garden.

First Floor:

Split level landing: Electronic velux window

Master bedroom: Double bedroom with views to rear aspect overlooking farmland. Door through to;

En-suite: Fully tiled shower cubicle. Wall mounted handbasin with inset vanity unit. Low level WC. Extractor. Recessed spotlights.

Bedroom two: Generous double bedroom with window to front aspect. Views over farmland.

Bathroom: Contemporary white suite comprising p-shaped panel bath with thermostatic shower unit over, handbasin with inset vanity unit, low level WC. Heated towel rail.

From landing further staircase rising off to;

Second floor: Useful store cupboards.

Bedroom three: Exposed beams. Views overlooking farmland.

Outside:

Rear garden: Enclosed by close boarded fencing giving a good degree of privacy. Predominately laid to lawn. Patio area. Stone built outbuilding.

Culworth

Located to the north east of Banbury, the unspoilt village of Culworth benefits from a popular primary school, catchment to Chenderrit secondary school, Red Lion public house, Mumfords butchers shop, Forge coffee shop and a church.

Heating: Air source heat pump installed in 2018
UPVC double glazed windows.

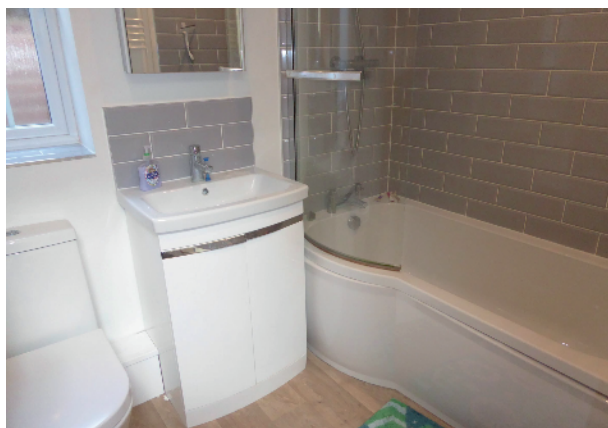
Services: With exception of gas

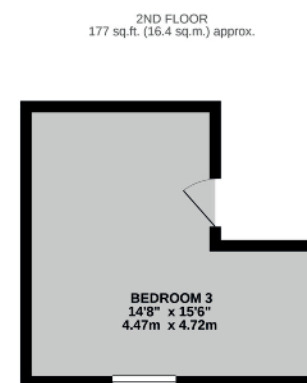
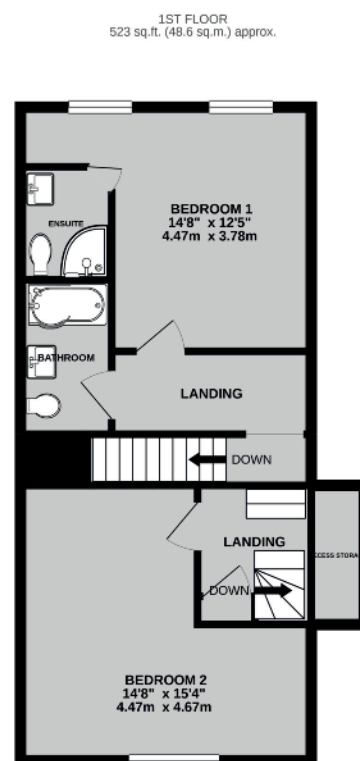
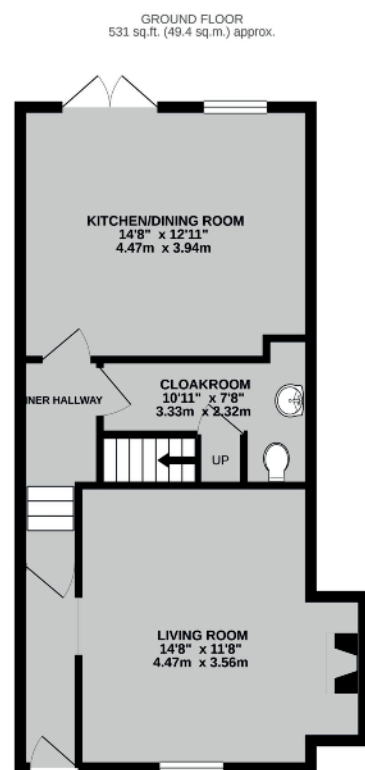
Council Tax Banding: C

Authority: West Northants Council

Directions: From Banbury Cross proceed to junction 11 of M40 and continue onto A422 towards Middleton Cheney. At the large roundabout take first exit onto Banbury Lane B4525. Take the turn signposted Thorpe Mandeville, follow along this road taking left turning to Culworth. Upon entering the village, past the Church towards High Street, the property can be found on the right hand side approximately 200 yards passed the Red Lion pub.







TOTAL FLOOR AREA: 1231 sq.ft. (114.4 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

Viewing: Through appointment with Stanbra Powell



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