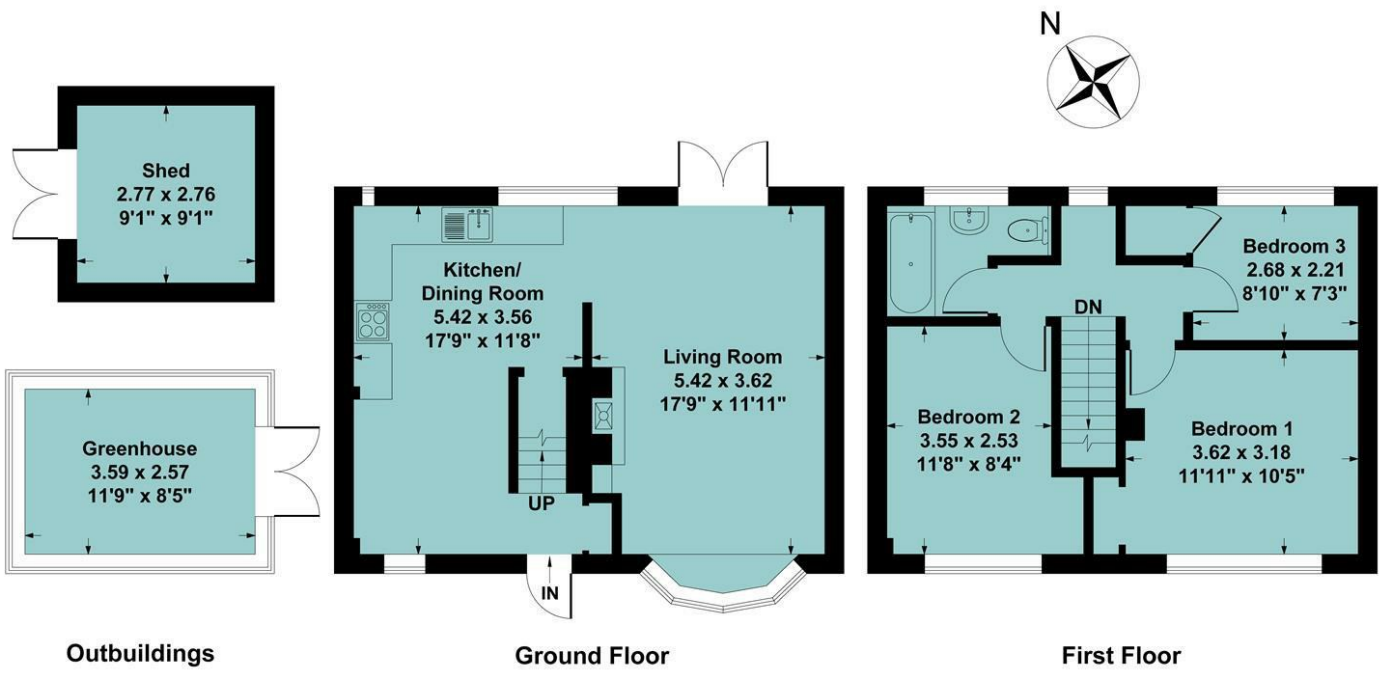
Agents Note

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 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 in doing so.



Ground Floor Approx Area = 40.71 sq m / 438 sq ft
First Floor Approx Area = 39.72 sq m / 428 sq ft
Outbuildings Approx Area = 16.84 sq m / 181 sq ft
Total Area = 97.27 sq m / 1047 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk



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31-32 High Street, Banbury, Oxfordshire OX16 5ER

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.

1 Bell Street
Hornton

Anker

1 Bell Street, Hornton, Oxfordshire, OX15 6DD



Approximate Distances:
Banbury 7 miles
Stratford upon Avon 12 miles
Junctions 11 and 12 M40 motorway approx. 6 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A SUPERBLY LOCATED THREE BEDROOM END TERRACED HOUSE WITH LOVELY VIEWS OVER ADJOINING FIELDS TO THE REAR LOCATED IN A HIGHLY DESIRABLE VILLAGE WITH PRIMARY SCHOOL AND PUB

Entrance lobby, open plan kitchen/dining room, sitting room with wood burner, three bedrooms, bathroom, oil ch via rads, gardens to front, side and rear with a range of outbuildings. Energy rating E.

£339,000 FREEHOLD











Directions

From Banbury proceed toward Stratford upon Avon (A422). Travel through Wroxton and continue for approximately 2 miles. Turn right where signposted to Hornton and then turn left. Follow the road into the village and the property will be found on he right hand side after a short distance.

Situation

Hornton is a picturesque village which features a historic Methodist church where exercise classes are held including yoga, a popular primary school, village hall and public house. The village enjoys a strong community with a variety of clubs and societies.

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:

* A brick built end terraced house located on the edge of the village which we believe dates back to circa 1950.

* It enjoys an enviable position backing onto the village sports and recreation ground beyond which there is countryside and views of these can be enjoyed from the property.

* The modern layout includes a spacious open plan kitchen/dining room which is then semi open plan to the living room.

* The living room is fitted with a wood burning stove and enjoys a double aspect with windows to front and rear, French doors open to a raised deck from where there are far reaching rural views.

* On the first floor there are three bedrooms including two doubles at the front and a single to the rear.

* The bathroom is also on the first floor and has a window.

* Heating is by way of an oil fired system via radiators with an external boiler and tank.

* Currently parking is on street but we believe there is scope to provide off road parking subject to the necessary permission from the Highways Authority.

* Gardens extend to front, side and rear and include a number of different seating areas, trees and shrubs, areas suitable for growing vegetables and there are outbuildings which include a recently installed shed measuring approximately 10' x 10' with power and light connected and a greenhouse measuring approximately 4m x 3m which has also recently been installed and has water connected.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: E

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

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.