



Oaklea, Manor Road  
Great Bourton





# Oaklea, Manor Road Great Bourton, Oxfordshire, OX17 1QP

Approximate distances

Banbury 3 miles

Oxford 25 miles

Stratford upon Avon 20 miles

Leamington Spa 19 miles

Junction 11 (M40 motorway) 5 miles

Banbury railway station 5 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 DELIGHTFUL SEMI DETACHED COTTAGE TUCKED AWAY IN THIS PRETTY AND LARGELY UNSPOILT VILLAGE.**

Hall, cloakroom, large open plan living room with inglenook fireplace and log burner, kitchen, two/three double bedrooms, oil ch via rads, off road parking, attractive cottage garden to rear.

**GUIDE PRICE £290,000 FREEHOLD**







### Directions

From Banbury proceed in a Northerly direction toward Southam (A423). After approximately 2.5 miles turn right where signposted to Great Bourton and Cropredy. Proceed into Great Bourton and take the first turning on the left before the church and follow the road around to the left into Manor Road. Park in Manor Road or Manor Close and proceed on foot up the drive where the nameplate "Oaklea" can be seen. The property is at the end of the drive on the left.

### Situation

**GREAT BOURTON** is located approximately 3 miles to the North of Banbury with easy access to the M40 motorway. Within the village there is a public house, park/play area with football pitch and new play equipment for children, church and twice weekly bus service to Banbury. The nearby village of Cropredy is approximately 1 mile distant. Here there are good facilities including a parish church, Methodist chapel, two public houses, doctors surgery, shop, primary school and twice weekly bus service.

### The Property

**OAKLEA** is an attractive period property believed to date back approximately 300 years. It has accommodation on three floors complimented by a number of period features. On the ground floor there is a large living space featuring a lovely inglenook fireplace with bread oven and fitted log burner as well as window seat, beams and oak flooring. The kitchen is approached from the dining area and has a range of modern Beech veneer shaker style units. There is also a ground floor cloakroom whilst on the first floor the main bedroom has exposed timbers and there is a large bathroom with spa bath and separate shower cubicle complimented by a window seat and exposed stonework. On the second floor there is another double bedroom with a door leading to the third bedroom/office. Externally there is off road parking to the front whilst to the rear there is a well stocked cottage garden.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features include:

\* A charming period property dating back approximately 300 years.

\* Accommodation on three floors complimented by lovely features.

\* Ground floor cloakroom with a white suite comprising WC and wash hand basin, window.

\* Large open plan main reception room featuring an inglenook fireplace with bread oven and fitted log burner, window to rear with seat under, further bay window to rear, oak floor, beams and central stanchion, window to side, wall light points.

\* Kitchen with a modern range of Beech veneer shaker style units incorporating built-in eye level double oven and ceramic hob, plumbing for washing machine, space for fridge/freezer, ceramic tiled floor, wooden work surfaces.

\* Landing with oak floor.

\* Main bedroom with exposed timbers, built-in cupboards with wooden door and window to rear.

\* Large bathroom fitted with a white suite comprising spa bath, separate fully tiled shower cubicle, wash hand basin and WC, window with seat under, heated towel rail, built-in cupboard, exposed stonework.

\* A further double bedroom on the second floor with window to side and door to the third bedroom/office.

\* Bedroom three/office.

\* Oil fired central heating via radiators and partial double glazing.

\* Shared gravelled driveway to front leading to a private area of driveway providing off road parking space for one car, oil tank.

\* Attractive cottage garden to the rear comprising a patio, lawn and borders, beds, shed. Please note that there is a right of way from Oaklea to the rear of the neighbouring property allowing access to the front.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

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

Agents Note

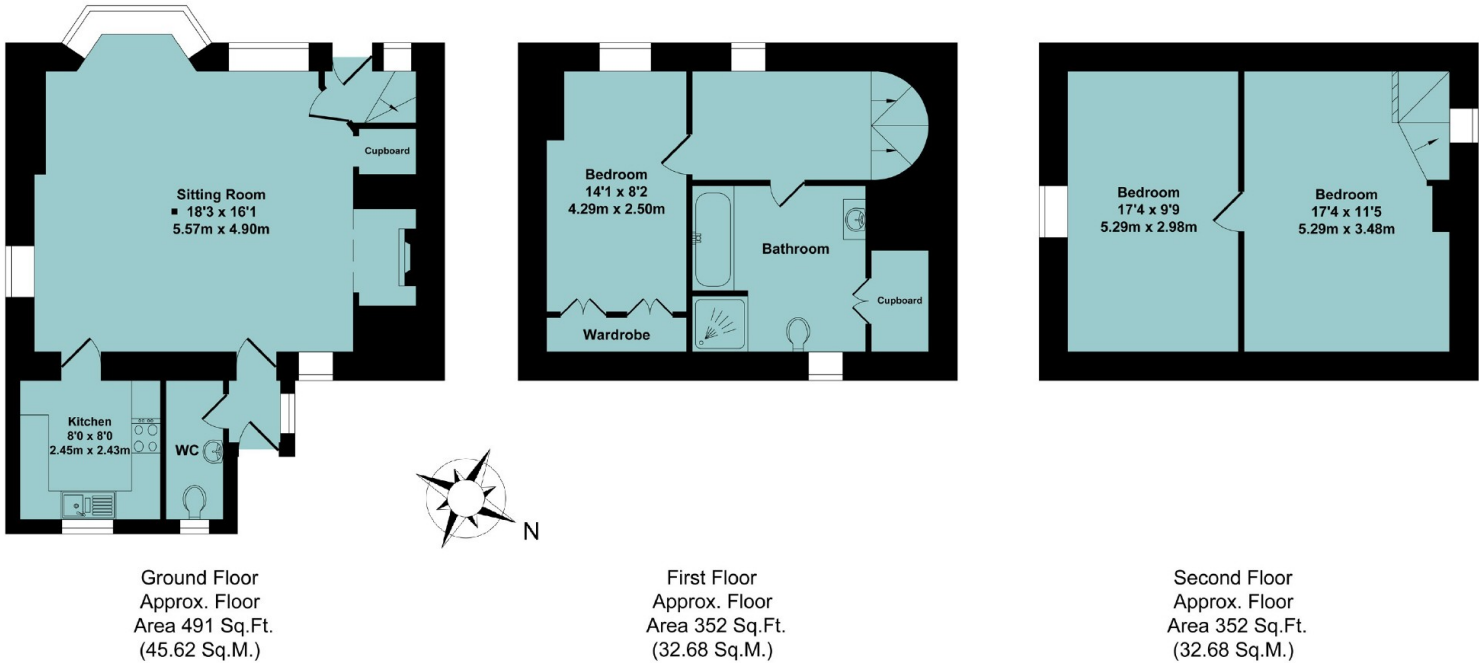
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

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.

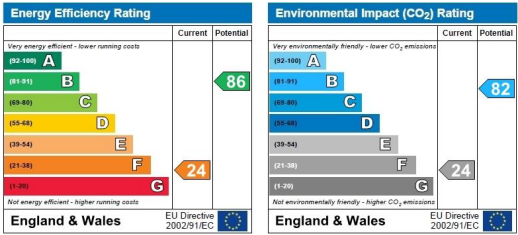
EPC

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



Total Approx. Floor Area 1195 Sq.Ft. (110.98 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.