



Old Malt House,
Sibford Ferris

Old Malt House, Sibford Ferris, Oxfordshire, OX15 5RG

Approximate distances

Banbury 8 miles

Shipston-on-Stour 9 miles

Chipping Norton 8 miles

M40 (Junction 11) 5 miles

Oxford 30 miles

Banbury to London Marylebone by rail approx 55 mins

Banbury to Birmingham by rail approx 50 mins

Banbury to Oxford by rail approx 19 mins

A STONE BUILT COTTAGE LOCATED IN THE HEART OF THIS CHARMING AND POPULAR VILLAGE.

Hall, inner hall, small sitting room with stone fireplace, kitchen/breakfast room, dining room/bedroom three, ground floor second bedroom, re-fitted modern shower room, first floor main bedroom, attractive offset cottage garden a few yards from the property, on street parking.

£210,000 FREEHOLD





Directions

From Banbury proceed in a westerly direction toward Shipston-on-Stour (B4036). Continue for approximately 7 miles travelling through the villages of Broughton, Tadmerton and Swalcliffe. Turn left where signposted to Sibford Ferris and follow the road into the village. The property will be found having passed the shop on the right hand side and can be recognised by our "For Sale" board.

Situation

SIBFORD FERRIS AND SIBFORD GOWER are linked villages which lie approximately seven miles from Banbury, eight miles from Shipston on Stour and seven miles from Chipping Norton. They are very popular and amenities include a primary school, the Quaker primary and secondary school, a shop, church, village hall and one public house. The villages are surrounded by delightful undulating countryside with golf courses at Rye Hill, Brailes and Tadmerton Heath, these all being within easy reach.

The Property

OLD MALT HOUSE is a stone built cottage in the heart of the village. The accommodation is primarily on the ground floor with the main bedroom on the first floor. It is an individual property which we understand was originally a single storey dwelling and the loft has been converted subsequently. There is a degree of flexibility with the accommodation which includes a sitting room and two further ground floor rooms which can be used as bedrooms or reception rooms if required. This is in addition to the kitchen/breakfast room and modern re-fitted shower room. There is a double main bedroom on the first floor. There is a pretty cottage garden which is offset and is a few yards from the cottage.

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 stone cottage in the heart of this charming village.

- * Entrance hall leading to a larger inner hall with stairs to first floor and door to built-in airing cupboard.

- * A relatively small sitting room with stone open grate fireplace, windows to front and side, beam.

- * Kitchen/breakfast room with single drainer sink, electric cooker point, space for fridge and freezer, plumbing for washing machine, eye level cupboards, two windows to front and a further window to the side.

- * Dining room/bedroom three with window to rear.

- * Second bedroom with window to rear.

- * Modern re-fitted shower room with a white suite comprising fully tiled shower cubicle, semi recessed wash hand basin with cupboards under, WC, window, heated towel rail.

- * First floor main bedroom which is a double and has velux windows to front and rear, door to deep built-in wardrobe.

- * A pretty cottage garden offset from the dwelling located a few yards away from the courtyard comprising a lawn with borders, various sheds and garden store.

Services

All mains services are connected with the exception of gas. Heating is by way of storage heating and partial solid fuel central heating via a back burner to the fire in the sitting room.

Local Authority

Cherwell District Council. Council tax band C.

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.

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.

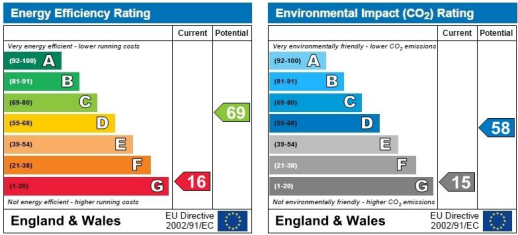
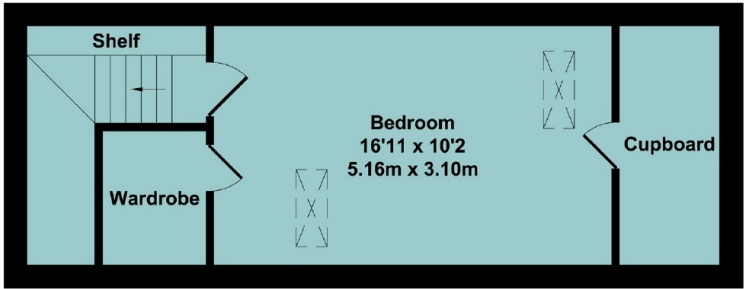
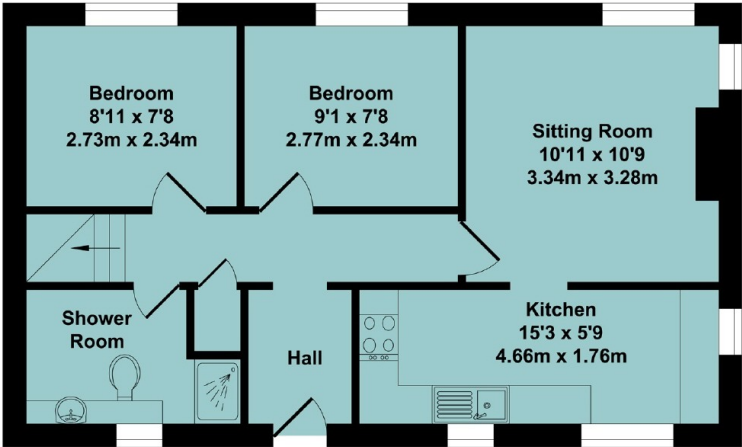
EPC

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

Ground Floor
Approx. Floor
Area 499 Sq.Ft.
(46.33 Sq.M.)

Total Approx. Floor Area 798 Sq.Ft. (74.16 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

First Floor
Approx. Floor
Area 300 Sq.Ft.
(27.83 Sq.M.)



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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.