



Pinfold Cottage, 14 Dog Close
Adderbury

Pinfold Cottage, 14 Dog Close Adderbury, Oxfordshire, OX17 3LJ

Approximate distances

Banbury 3 miles

Junction 11 (M40 motorway) 5 miles

Oxford 18 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 CHARMING SPACIOUS GRADE II LISTED PERIOD COTTAGE OF IMMENSE CHARM AND CHARACTER IN A PICTURESQUE SETTING IN THIS HIGHLY REGARDED NORTH OXFORDSHIRE VILLAGE.

Entrance hall, cloakroom, utility room, kitchen/breakfast room, sitting room, dining room, three double bedrooms, bathroom, garage and garden room with WC and shower, off road car parking space, pretty cottage gardens, central heating.

£475,000





Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). After approximately 2.5 miles Adderbury will be reached. Having travelled over the traffic lights on the edge of the village take the first right hand turning to the village green. Keep on this main street through the village passing the "Pump House" garage on New Street. After a short distance take the left hand turning opposite the bus shelter into Dog Close. Proceed along this lane until the cottage is reached at the far end on the right hand side just before the churchyard. A "For Sale" board has been erected for ease of identification.

Situation

ADDERBURY is a particularly sought after and attractive village, situated in the North Oxfordshire countryside. Amenities include a primary school, shop, golf club, tennis and squash club, public houses and a fine 14th Century Parish Church. The village is in the catchment area for The Warriner School at Bloxham.

The Property

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

- * A semi detached period cottage of great antiquity and immense charm. Believed to date back to the 17th Century the property is constructed of mellow Hornton stone beneath a cedar shingle tiled roof. Combining the perfect blend of period charm with modern comforts the property offers nicely proportioned accommodation.

- * Picturesque setting at the end of a no through lane close to the church.

- * Entrance hall with quarry tiled floor and wall light points.

- * Utility room having stainless steel sink unit, base units with working surfaces cupboards and drawers, eye level cabinets, ceramic tiled splashbacks, oil fired boiler for domestic hot water and central heating system.

- * Cloakroom with wash basin, WC, elm corner cupboard.

- * Dining room with large open fireplace, shuttered windows, stairs rising to first floor, telephone point, meter cupboard.

- * Living room with stone fireplace having multi fuel burning stove within, bay window with outlooks over the Sor Brook, TV point.

- * Lovely kitchen/breakfast room which is part constructed in oak with double glazed windows. Antique pine cupboards. Base units having granite surfaces, cupboards and drawers, eye level cabinets, shelving, built in fridge, built in freezer, Rangemaster electric cooker with extractor over and electric hob, stable door to rear garden.

- * Landing with large storage cupboard, inner landing with trap to roof space, built in linen cupboard.

- * Three double bedrooms, bedroom one having a range of fitted wardrobes.

- * Bathroom with bath having mixer tap and shower attachment, separate shower cubicle, wash hand basin, WC, "Finned" radiator, ceramic tiled splashbacks.

- * Many character features to include original ledge and brace doors, quarry tiled floors, exposed ceiling beams, attractive radiators with thermostat's.

- * Single stone and tiled garage plus garden room suitable for use as a home office. Integral to this is a cloakroom with wash basin, shower cubicle and WC. Other features to this room include a trap to the roof space, ceramic tiled flooring, telephone point, downer spotlighting, double glazed window and a stable door.

- * Gravelled driveway with off road car parking space for three/four motor cars.

- * Pretty cottage gardens enclosed by fence and hedgerow. There is a lawn, arbour, flower and shrub beds, pergola, trees to include beech, apple and pear. Patio, outside lighting, concealed oil tank.

- * The cottage fronts the lane and a particular feature is the Sor Brook which runs alongside the village side gable end of the cottage. Here there is a picket gate leading to a sitting terrace overlooking the Brook and the amenity land beyond.

Services

Mains electricity and drainage are connected. Oil fired central heating. Oil fired boiler within utility room.

Local Authority

Cherwell District Council. Council tax band E (band review pending).

Viewing

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

Agents Note

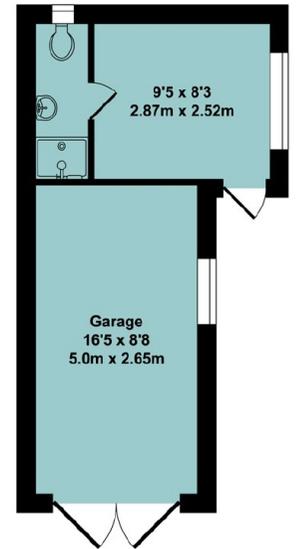
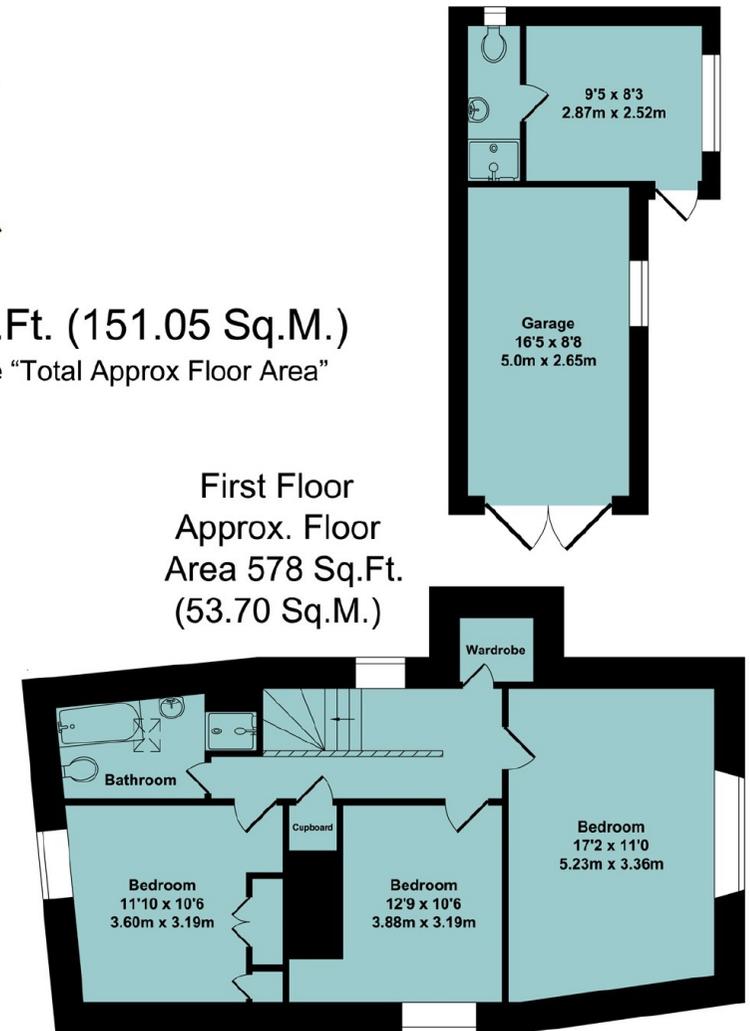
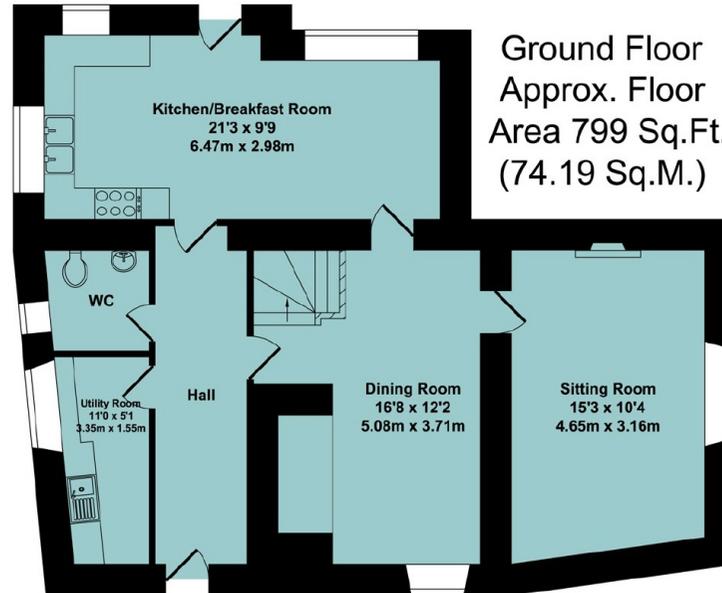
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Survey and Valuation

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Total Approx. Floor Area 1626 Sq.Ft. (151.05 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.