



Culworth, Northamptonshire

£1,250 Per Month - Available 19/03/2018





*Are you looking for a practical family home with character in a small village and a mature garden too? Owner managed.*

3 Bedrooms | 2 Bathrooms | Living Room | Range Cooker | Garden | Patio | Off Street Parking | Kitchen/Dining room.

### Description

A 3 bedroom character home just outside Banbury and with good access to the M40. There is a carbon neutral central heating system with a multi-fuel burning stove in the main reception room and the kitchen/breakfast room has an electric range cooker with space for a dining table. There is an area of garden to the front of the cottage, laid mainly to lawn and the cottage has a mature rear garden. A shed provides further storage and there is off road parking on the driveway. Managed by the owner.

### Situation

Culworth is located north east of Banbury in the South Northamptonshire countryside. It has a long street of stripy lime and ironstone cottages with a war memorial on the steps of the old cross.

It is believed that Charles I first stayed here before the Battle of Cropredy Bridge. Amenities within the village include butchers, the Red Lion public house and a local village church. Primary schooling is available within the village and secondary schooling is at the Chenderit School in Middleton Cheney. More comprehensive facilities can be found in Banbury to include the Castle Quay Shopping Centre and the Spiceball Park Leisure Centre. There is also a mainline railway station in Banbury. The M40 at junction 11 provides access to both London and Birmingham.

### Furnishing

Unfurnished



### Hamptons Banbury Lettings

44 Market Place

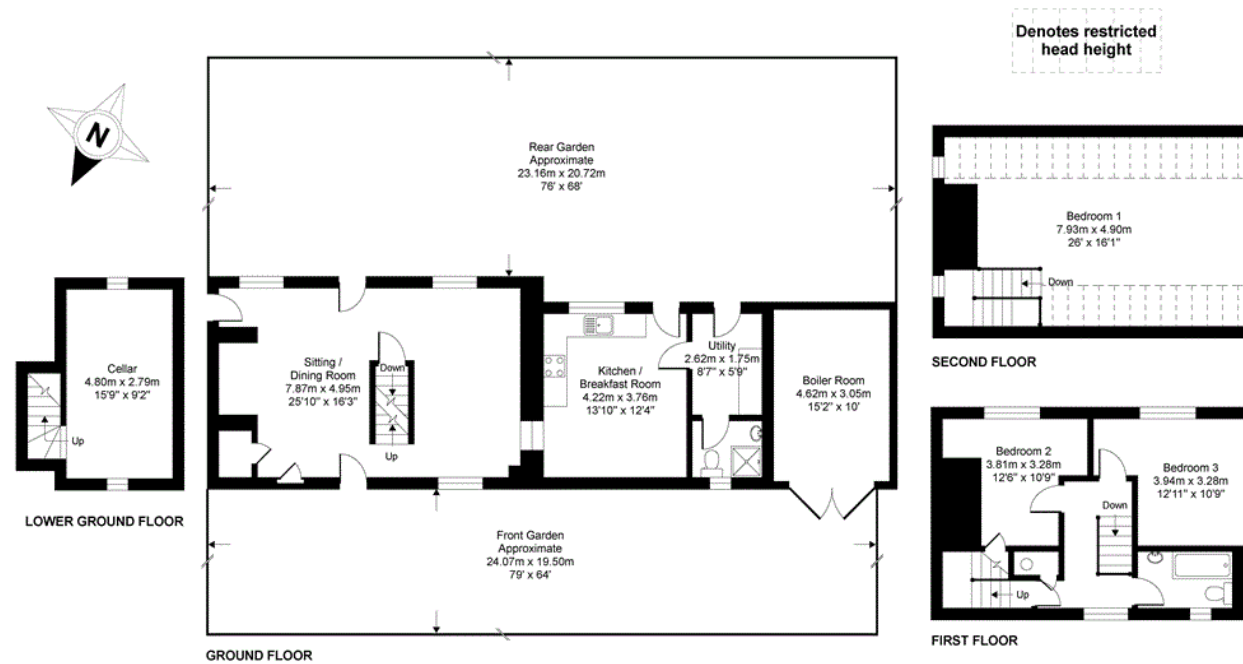
Banbury OX16 5NW

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## Floorplan

## Energy Performance Certificate (EPC)

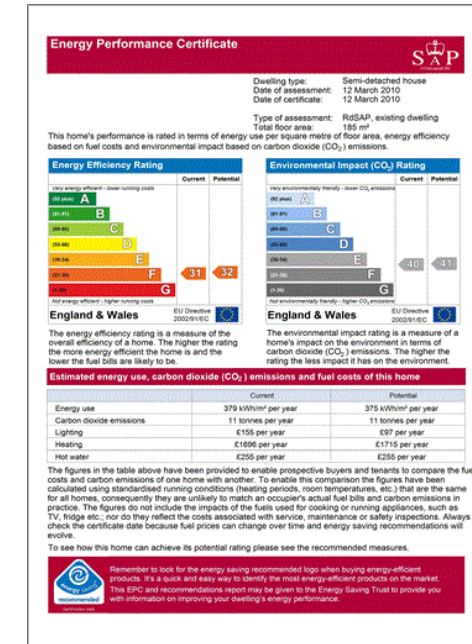


### Culworth Road, Sulgrave, OX17

APPROX. GROSS INTERNAL FLOOR AREA 1517 SQ FT 140.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, BOILER ROOM)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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