



Greatworth, Banbury
Oxfordshire, OX17

HAMPTONS
INTERNATIONAL

Beyond your expectations

Spacious stone cottage in need of some updating

Hamptons International

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Entrance Hall | Sitting Room with Inglenook Fireplace | Kitchen/Dining Room | Utility Room | Ground Floor Bathroom | First floor with Three Bedrooms and a Bathroom | Second Floor Bedroom | Detached Double Garage | Parking | Stone Outbuilding | Enclosed Gardens

Offers in excess of £350,000 Freehold

Description

FOR SALE BY AUCTION: Semi detached period stone cottage in need of some cosmetic updating, located in a central village position. The property is offered for by auction in association with Countrywide Property Auctions on Wednesday, 26th October at 1pm at Le Meridien Hotel, 21 Piccadilly, London W1J 0BH. www.countrywidepropertyauctions.co.uk

Dating back to Circa 1690, the cottage is constructed of stone beneath a tile roof and is situated on a corner plot. On the ground floor there is a spacious sitting room with a feature inglenook fireplace and a beamed ceiling, a kitchen which is a large open plan space in need of modernising and double doors from the breakfast area lead out to the gardens. At the rear of the property is a lobby and utility room. On the first floor there are three bedrooms and a bathroom and on the second floor, a fourth bedroom with exposed rafter and purlin and an outlook across the village.

Outside

The property sits on a corner plot. The front boundary is set behind picket fencing with a pathway leading to the front entrance. The gardens are divided into neat sections, the main area lays behind the property and is arranged as a cottage garden with mature herbaceous borders, gravelled pathways and well stocked flowering borders. There is a detached converted stone barn in the garden (with electricity) which is a flexible space and previously used as a study.

To the side of the cottage are two further garden sections comprising a secret garden and a vegetagble garden. A wooden double garage with power and light connected and ample parking immediately in front is accessed from South Close.

Location

Greatworth is found at a junction of minor roads to the north west of Brackley, set upon a hillside with views across countryside. The village offers facilities that include a local shop/post office, public house & primary school. More comprehensive facilities can be found in the towns of Brackley & Banbury, where there is the Castle Quay Shopping precinct & the Spiceball leisure centre. There is access to the M40 motorway at Banbury (Jct 11).

Additional Information

Council Tax (South Northamptonshire Council) - Band F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	


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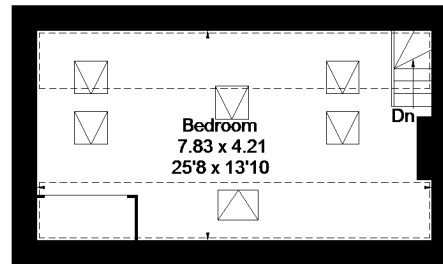
Approximate Gross Internal Area = 164.0 sq m / 1765 sq

Garage = 36.0 sq m / 388 sq ft

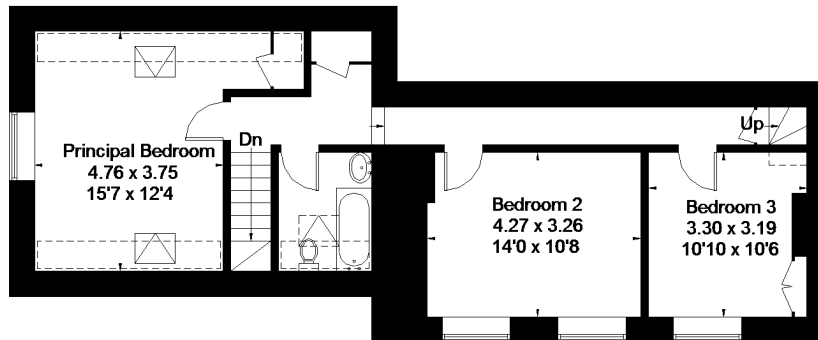
Office / Study = 17.0 sq m / 183 sq ft

Total = 217.0 sq m / 2336 sq ft

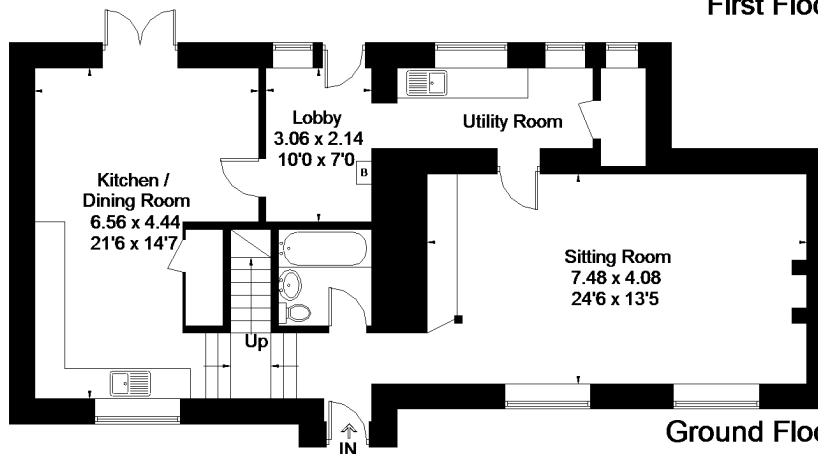
 = Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor

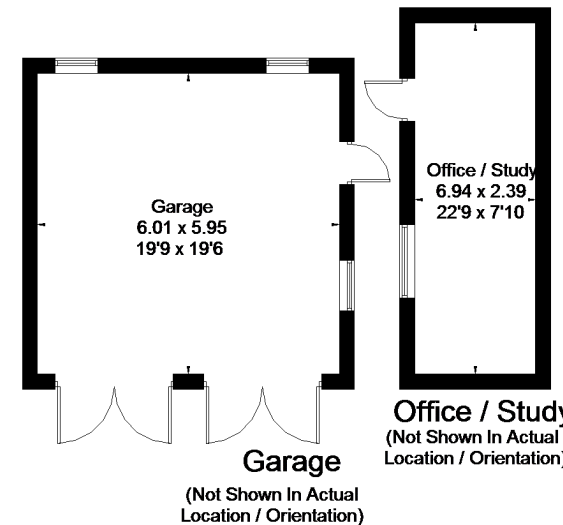


Ground Floor



Job Ref: 165249

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



Garage
(Not Shown In Actual Location / Orientation)

Office / Study
(Not Shown In Actual Location / Orientation)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

