



The Dairyground, Shutford  
Banbury, Oxfordshire, OX15



*Beyond your expectations*

# Detached chalet bungalow located in a tucked away position.

Entrance Hall | Family Bathroom | Sitting Room | Conservatory | Kitchen/breakfast room | Three double bedrooms | En-suite shower room to Master Bedroom | First Floor with Two further bedrooms | one with en-suite shower room | Rear gardens backing onto farmland

**Guide Price £415,000 Freehold**

### Description

A detached chalet bungalow forming part of a small development built in 1986. The property is constructed of brick beneath a tiled roof and has undergone a loft conversion. The rear garden faces south and backs onto farmland.

A storm porch leads into a generous entrance hall with doors to all ground floor accommodation including three bedrooms, each with built-in wardrobes and one of which has an en-suite shower room. There is also a family bathroom. The living room features a wood burning stove and double doors leading to the conservatory. The kitchen/breakfast room has a combination of free standing and built in units. The stairs lead to the first floor from the sitting room to a spacious landing with access to the master bedroom with en-suite shower room and one further bedroom.

### Outside

The property is approached via a tarmac driveway leading to a single garage with up and over door. The front garden is laid to lawn with flowering borders. Within the front lawn there is a sunken propane gas tank, which serves the heating and hot water.

The rear garden is enclosed by fenced boundaries and backs onto farmland. There is a paved terrace adjacent to the property which leads into extensive lawned areas. The gardens are complemented by well stocked flowering borders with a range of plants and shrubs.

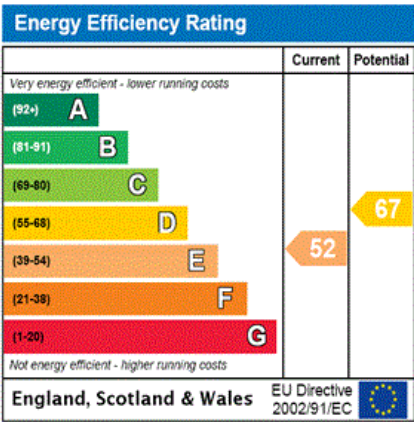
There is pedestrian side access into the garden from the front of the property on each side. External power and water supply.

### Location

Shutford is situated due west of Banbury and contains many richly coloured ironstone properties. Facilities include a Public House, Church and new Village Hall which is currently under construction. Schooling is in North Newington for the primary school and The Warriner School in Bloxham for secondary, and a school bus service passes through the village. More comprehensive shopping can be found in Banbury and Stratford Upon Avon. There is access for both junction 11 of the M40 and the train station to London Marylebone in under an hour.

### Additional Information

LPG heating to all radiators | Double glazed windows throughout | Kitchen with fitted Belfast sink unit | wood burning stove in the living room



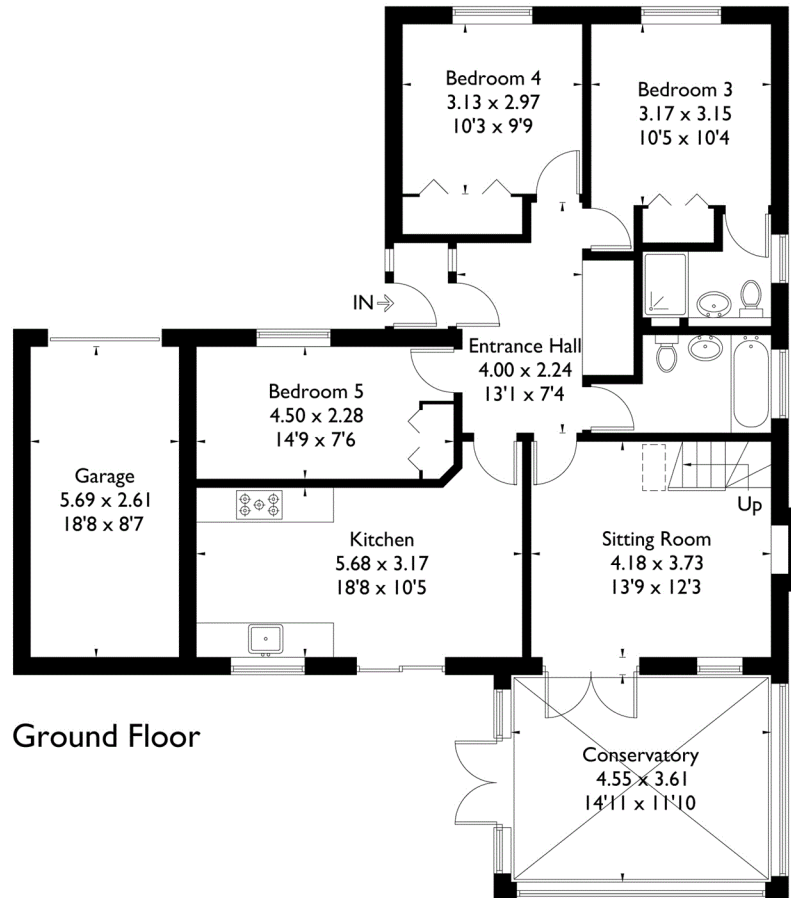
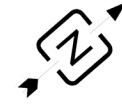
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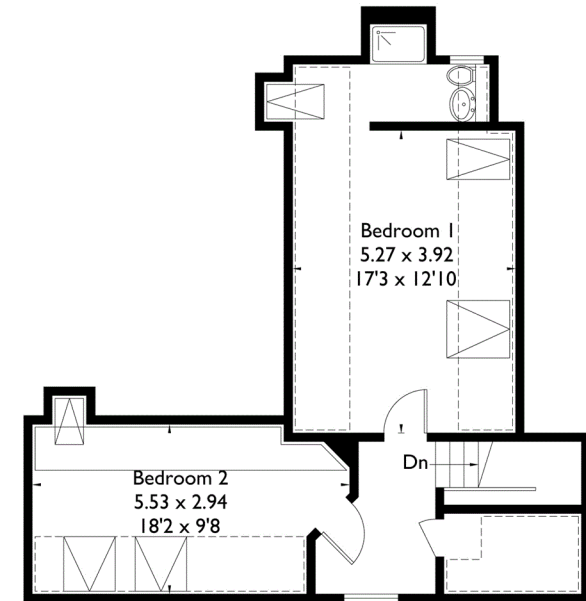
Approximate Gross Internal Area = 161.6 sq m / 1739 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 175.6 sq m / 1890 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 186325

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**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.

