



8 Orchard Piece
Mollington


Anker

8 Orchard Piece Mollington, Oxfordshire, OX17 1DP

Approximate distances

Banbury 5 miles

Southam 13 miles

Junction 11 (M40 motorway) 6 miles

Stratford upon Avon 22 miles

Leamington Spa 15 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 DETACHED MODERN STONE COTTAGE IN AN ATTRACTIVE POSITION IN THIS POPULAR VILLAGE OFFERED WITH NO ONWARD CHAIN.

Entrance porch, entrance hall, cloakroom, kitchen, sitting room, conservatory, three bedrooms, bathroom, rear garden, oil central heating, double glazing, no onward chain.

£325,000 FREEHOLD





Directions

From Banbury proceed in a Northerly direction towards Southam (A423). After approximately 5 miles turn left into Mollington. Travel along the main street and take the second turning on the left into Orchard Piece and park alongside the Fir Trees on the left hand side. When walking follow the close to the right in which you will find numbers 6-9 Orchard Piece. The property will be found on the left.

Situation

MOLLINGTON lies approximately 5 miles north of Banbury and within the village there is a parish church, public house and village hall. Junction 11 of the M40 motorway will be found on the eastern outskirts of Banbury and junction 12 at Gaydon is about 10 minutes drive.

The Property

8 ORCHARD PIECE is an attractive detached cottage situated in the pleasant village of Mollington. The cottage is tucked away at the end of a close and due to its' elevated position the views from the rear look across hills and farmland. The cottage combines some character features alongside modern fittings creating a very appealing village home within very easy reach of the local public house.

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:

- * Three bedroomed stone built cottage.
- * Quiet village location.
- * Oil central heating.
- * Good sized plot with private wrap around garden.
- * No onward chain.
- * Entrance porch via a small courtyard in which there is a pathway leading to the house which is very low maintenance.

- * Entrance hall with wood effect laminate flooring, wall mounted digital thermostat.

- * Cloakroom with wood effect laminate flooring, wash basin, WC and tiled splashback areas.

- * Understairs storage cupboard.

- * Kitchen with integrated under counter fridge freezer, integrated washing machine, electric oven with electric hob and extractor, wall mounted oil fired boiler in cupboard, tiled splashback areas, sink unit with chrome mixer tap over, opening to the sitting room.

- * Sitting room with stone brick built fireplace housing a wood burning stove, TV point.

- * Conservatory with electric heaters and French doors to the patio area.

- * Landing with doors to all first floor accommodation.

- * Bedroom one which is a double which is dual aspect with built-in wardrobes, TV point.

- * Bedroom two is a double with hatch to loft, views.

- * Bedroom three is a single with airing cupboard housing the hot water cylinder and shelving.

- * Family bathroom fitted with a suite comprising bath with shower unit over, wash basin, WC. Tiled splashback areas, wood effect laminate flooring, window.

- * The rear garden is mostly laid to lawn with a range of mature plants, flower beds, hedgerow creating privacy, two wooden sheds.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

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

Agent's note

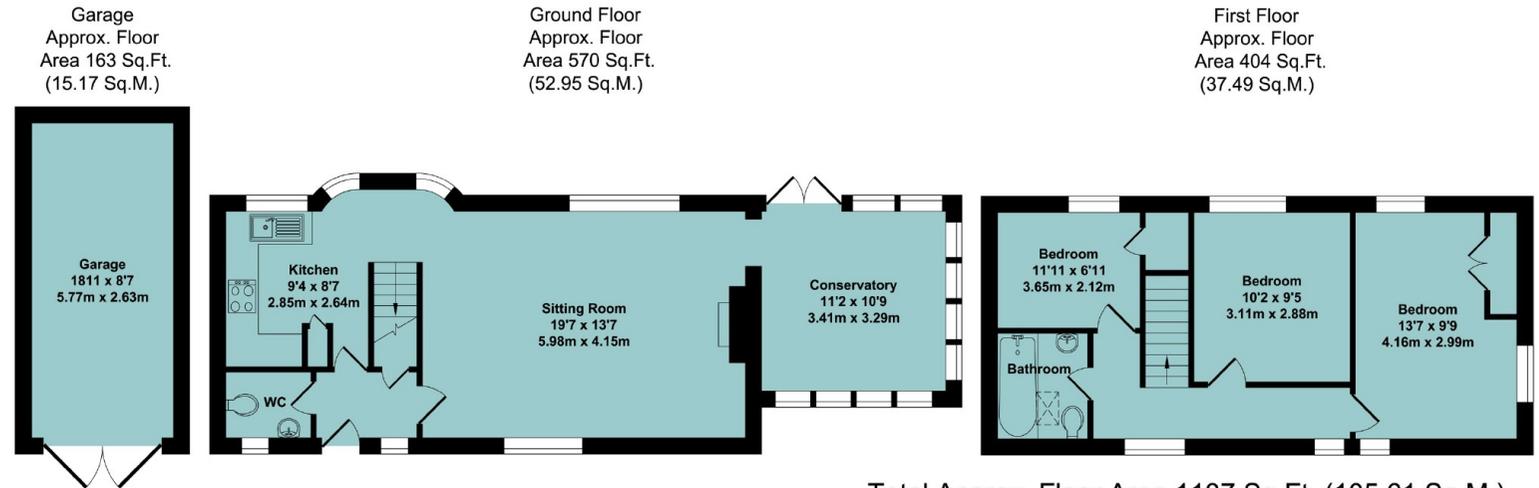
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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.



Total Approx. Floor Area 1137 Sq.Ft. (105.61 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.