



11 The Green
Shutford


Anker

11 The Green Shutford, Oxfordshire, OX15 6PJ

Approximate distances

Banbury 5 miles

Shipston on Stour 8 miles

Oxford 28 miles

Stratford upon Avon 18 miles

Banbury to Marylebone by rail approx. 55 mins

Banbury to Oxford by rail approx. 17 mins

Banbury to Birmingham by rail approx. 50 mins

A MOST IMPRESSIVE FAMILY HOME IN A SOUGHT AFTER VILLAGE LOCATION WITH LARGE KITCHEN/FAMILY ROOM, THREE BEDROOMS AND OFF ROAD PARKING.

Entrance porch, study, hallway, shower/wet room, kitchen/family room, utility room, sitting room, garage, three bedrooms, bathroom, front and rear gardens, double glazing, oil fired central heating, off road parking on the driveway.

£360,000 FREEHOLD





Directions

From Banbury proceed in a westerly direction toward Shipston on stour. On leaving Banbury and before reaching Broughton turn right where signposted to North Newington. Travel through North Newington and continue onto Shutford. Pass "The George & Dragon" public house on the left and continue until the right hand turning into West Street is reached. Continue along West Street until you look directly at The Green and the property will be found on the right.

Situation

SHUTFORD is located approximately 5 miles West of Banbury and within the village there is a Parish Church, a public house/restaurant and children's play area. It is within the catchment area for the Warriner Secondary School at Bloxham and in the nearby village of North Newington there is a primary school.

The Property

11 THE GREEN is a superb family home located in the popular village of Shutford. The layout of the property would suit families or those looking for good entertainment space. There is a study to the front, as well as a utility and a ground floor shower wet/room. Whilst having these rooms on offer, the sizes of the sitting room and kitchen is not compromised at all. There are three double bedrooms and a family bathroom on the first floor and parking on the driveway for up to four vehicles.

A floorplan has been prepared to show the room sizes and layout as detailed below. Some of the main features include:

- * A semi detached house in a sought after village location.
- * Large kitchen/family room ideal for entertaining.
- * Ground floor study, utility and shower wet/room.
- * Three double bedrooms and family bathroom on the first floor.
- * Off road parking on the driveway for up to four cars.
- * Entrance porch has wood flooring, coats hanging space.
- * Study with small hatch to loft, spotlighting.

- * Entrance hall has wood flooring and doors to the shower room, kitchen/family room and sitting room, stairs to first floor.

- * Shower room with walk-in shower cubicle with rainfall style shower head, WC, wash hand basin, two chrome heated towel rails, tiled flooring, tiled splashbacks, spotlighting.

- * Kitchen/family room recently re-fitted with a range of modern base and eye level slabbed units, wood flooring, space for a fridge freezer, kitchen island with breakfast bar, one and a half bowl sink unit, integrated double oven, integrated dishwasher, spotlights, four ring Lamona hob with glass splashback and extractor fan.

- * Family area with space for dining table and sofa, door to utility room, bi-folding doors onto the garden.

- * Utility room fitted with slabbed units, tiled flooring, plumbing for white goods under counter, door to rear garden, door to garage.

- * Dual aspect sitting room with open fireplace and bay window.

- * Garage with light, power, up and over door, housing the oil fired boiler.

- * First floor landing with airing cupboard housing the hot water tank, hatch to loft which is part boarded, insulated and has a light and ladder.

- * Bedroom one is a good sized double and is dual aspect.

- * Bedrooms two and three are both doubles.

- * Family bathroom fitted with a modern white suite with chrome fixtures and fittings comprising bath with shower over, chrome heated towel rail, sensor LED spotlights, tiling throughout, shaver point.

- * The rear garden is a mix of patio and lawned areas with mature shrub borders.

- * To the front there is a driveway with parking for up to four cars with a stone wall surround.

Services

All mains services are connected with the exception of gas. Oil fired central heating.

Local Authority

Cherwell District Council. Council tax band D.

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.

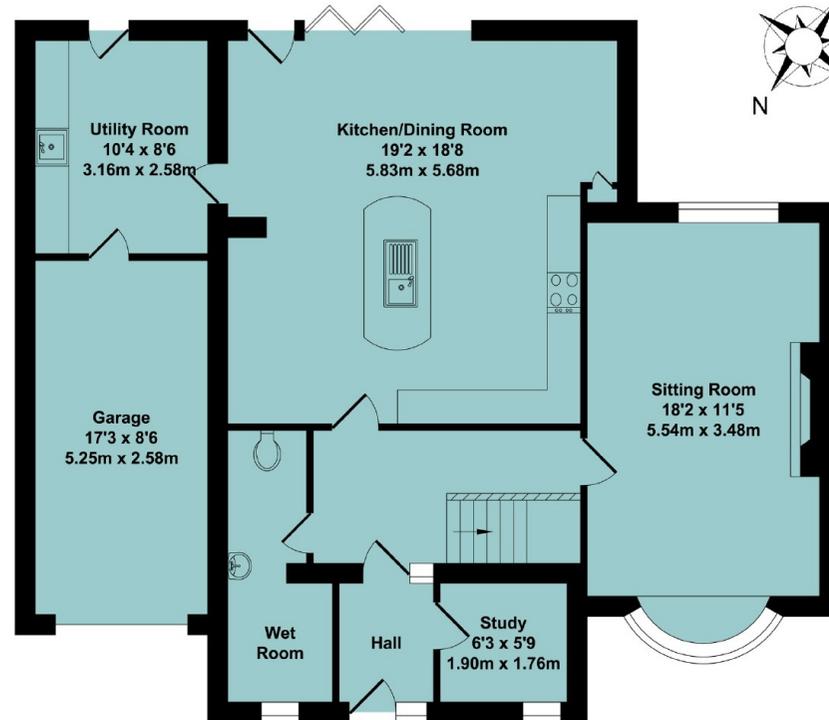
Survey & Valuation

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.

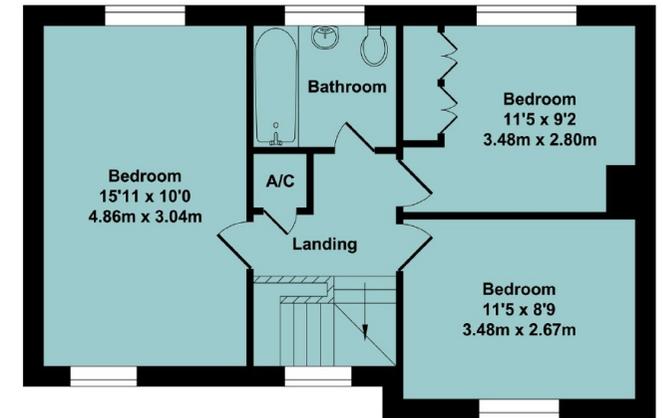
EPC

A copy of the full Energy Performance Certificate is available on request.

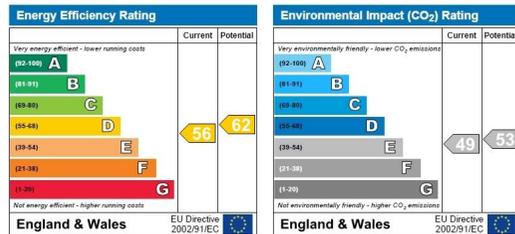
Ground Floor
Approx. Floor
Area 1058 Sq.Ft.
(98.32 Sq.M.)



First Floor
Approx. Floor
Area 500 Sq.Ft.
(46.44 Sq.M.)



Total Approx. Floor Area 1558 Sq.Ft. (144.76 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER Fax: 01295 264100



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.