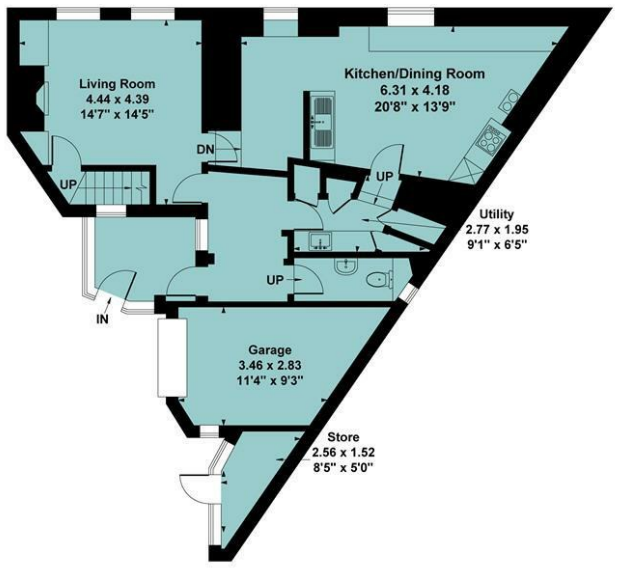
## Agents Note

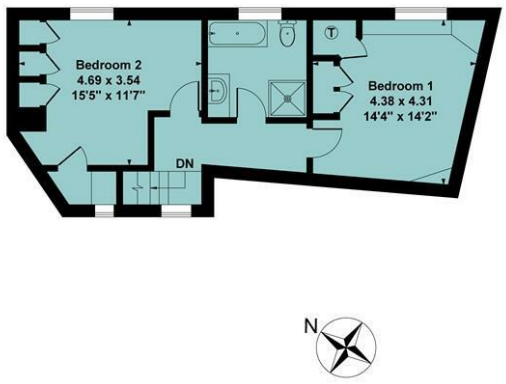
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

## Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.




Ground Floor

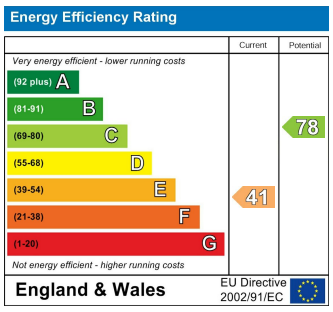



First Floor

**Ground Floor Approx Area = 68.47 sq m / 737 sq ft**
**First Floor Approx Area = 42.28 sq m / 455 sq ft**
**Garage Approx Area = 11.58 sq m / 125 sq ft**
**Outbuilding Approx Area = 2.73 sq m / 29 sq ft**
**Total Area = 125.06 sq m / 1346 sq ft**

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk





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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.





Merrys Cottage, High Street
Culworth

Anker

# Merrys Cottage, High Street, Culworth, Oxfordshire, OX17 2AZ



Approximate distances
Banbury 8 miles
Brackley 9 miles
Junction 11 (M40 motorway) 7 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 SEMI DETACHED BRICK AND STONE BUILT COTTAGE IN THE HEART OF THIS DELIGHTFUL VILLAGE WHICH REQUIRES COMPLETE MODERNISATION AND RENOVATION**

**Porch, hall, cloakroom, sitting room, kitchen/dining room, utility room, two bedrooms, bathroom, shared access to garage, no additional garden land. Energy rating E.**

**OFFERS OVER £150,000 FREEHOLD**











## Directions

From Banbury travel in an easterly direction (A422). At the top of Blacklocks Hill before reaching Middleton Cheney turn left onto Banbury Lane (B4525). Follow this road for approximately 5 miles and turn left towards Thorpe Mandeville and Culworth. Before reaching The Three Conies at Thorpe Mandeville turn left and travel through Thorpe Mandeville and continue on to Culworth. Continue into the village and turn left at the T-junction towards Eydon. After a short distance the property will be found on the right hand side almost opposite The Forge Coffee and can be recognised by our "For Sale" board.

### Situation

CULWORTH is located approximately 8 miles to the north east of Banbury. Amenities within the village include a butchers, the well renowned Red Lion public house/restaurant which incorporates The Barn Shop offering a good selection of goods, The Forge Coffee shop and a local village church. Primary schooling is available within the village and secondary schooling is at the Chenderit School in Middleton Cheney.

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:

* A brick built semi detached cottage requiring complete modernisation and renovation.

* Located in the Conservation Area of this charming village close to the Oxfordshire/Northamptonshire border.

* This surprisingly spacious cottage has a ground floor cloakroom and utility room.

* Porch/sun lounge with beams.

* Sitting room with stone fireplace, two windows to the front and a door to the stairway.

* Kitchen/dining room with window to front and seat under, Rayburn, space for fridge/freezer, built-in double oven, ceramic hob, tiled floor, shelved corner cupboard and steps to the utility room.

* Main double bedroom with window to front, fitted and built-in wardrobes.

* Second bedroom with a window to front, built-in cupboards and separate walk-in cupboard.

* Bathroom fitted with a coloured suite.

* Heating is currently a solid fuel system via a Rayburn and/or electric night storage heating.

* Externally double gates at the side open to a shared access which is owned by a neighbouring property with a right of way in favour of the subject property leading to the garage, greenhouse and entrance door to the cottage. Maintenance of the access including the gates is shared and one third of any costs are the responsibility of the owners of Merrys Cottage.
The same rights and responsibilities apply regarding the drain/sewer which runs under the access. The access must be left clear at all times.

* The single garage has an up and over door, power and light connected and window. Adjacent to this is the potting shed/greenhouse. If the garage and greenhouse were removed space could be created for a small courtyard garden.

### Services

All mains services are connected with the exception of gas.

### Local Authority

West Northants District Council. Council tax band C.

### Viewing

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

### Energy rating: E

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

### Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £35 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.