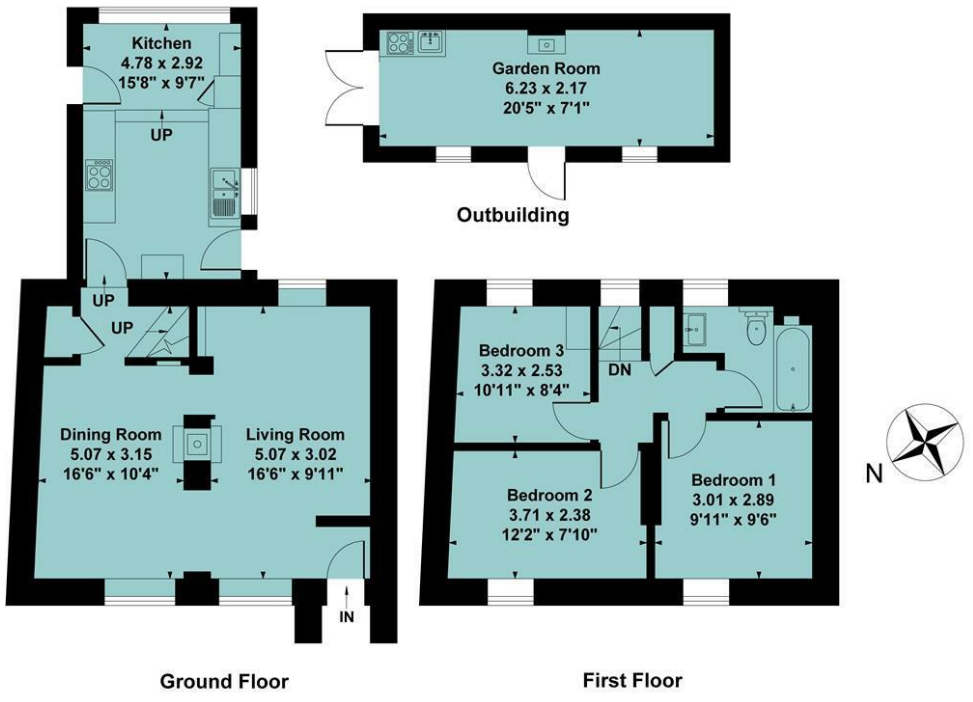
Agents Note

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 Approx Area = 46.83 sq m / 504 sq ft
First Floor Approx Area = 33.81 sq m / 364 sq ft
Outbuilding Approx Area = 13.51 sq m / 146 sq ft
Total Area = 94.14 sq m / 1014 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.



Penny Fayre, 7 Chapel Row
Cropredy

Anker

Penny Fayre, 7 Chapel Row, Cropredy, Oxfordshire, OX17 1NS



Approximate distances
Banbury 4.5 miles
Southam 12 miles
Junction 11 (M40) 4.5 Miles
Oxford 30 miles
Stratford upon Avon 25 miles
Leamington Spa 17 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail 50 mins

AN IMMACULATELY PRESENTED THREE BEDROOM GRADE II LISTED COTTAGE IN THE POPULAR VILLAGE OF CROPREDY WHICH HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNERS AND BENEFITS FROM OFF ROAD PARKING, A GENEROUS GARDEN ROOM PLUS A RECENTLY RE-THATCHED ROOF

Entrance porch, living room, dining room, kitchen/breakfast room, three bedrooms, family bathroom, front and rear gardens, garden room, off road parking.

£515,000 FREEHOLD











Directions

From Banbury proceed in a northerly direction toward Southam (A423). After approximately 3 miles turn right where signposted to Great Bourton and Cropredy. Travel through Great Bourton and continue to Cropredy. Continue along Station Road past the Brasenose Arms public house and turn right into High Street. After a short distance you will see Cropredy Methodist Church on your right hand side and the property will be found a short distance after this on your right, and can be recognised by our "For Sale" board.

Situation

CROPREDY is a well served village famous for the battle of Cropredy Bridge, the canal which runs through it and the annual Fairport Convention Festival Weekend. Amenities include a parish church, Methodist chapel, two public houses, doctors surgery, The Mulberry café, sports field for football, tennis and cricket clubs, children's play area, primary school and bus service.

The Property

PENNY FAYRE is an attractive Grade II listed cottage of late eighteenth century/early nineteenth origins. Built of coursed Ironstone under a thatched roof, the property retains a number of period features including three light metal casement windows with lead cames and crown glass panels to the front elevation, an abundance of exposed beams and hardwood doors with drop latches throughout.

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:

* Thatched storm porch leading to the small entrance area with return and space for coats and shoes. This leads into the dual aspect living room with windows to front and rear, both having recessed windows seats with English Oak seats, original light metal casement windows with lead cames and crown glass panels, a central fireplace with log burner which is also a feature of the dining room, openings either side of the fireplaces lead into the dining room which has a recessed window seat with Oak seat and original light metal casement window with lead cames and crown glass panels to the front. Ample space for dining table and chairs, an opening to the kitchen and stairs to the first floor.

* Kitchen fitted with a range of base and eye level units, inset sink, integrated dishwasher, integrated oven with four ring electric hob with extractor over, integrated fridge, steps up the breakfast area where there is a large window to the rear, a door to the side access which leads to the front of the property via an alleyway, further window and door to garden.

* First floor landing with doors to all room, hatch to loft, access to the airing cupboard and a window to the rear.

* Bedroom one is a double with a window to the front and an exposed beam.

* Bedroom two is also a double with a window to the front and exposed wooden beams.

* Bedroom three is a small double/large single with a window to the rear and a built-in wardrobe.

* Family bathroom fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin, part tiled walls, heated towel rail and a window to the rear.

* Immediately outside the back door is the external utility area where there is light and power, space and plumbing for a washing machine, space for further free standing appliances and further storage space.

* A gravelled area with gated side access which leads to the front of the property via an alleyway, steps lead up to the large lawned area where there are borders, various trees and shrubs and a large garden office.

* The garden room is made from Wild Cherry, Oak and Cedar wood and has lights, power and water connected as well as a log burner. It is fully insulated and has an internet connection. A patio area adjoins the garden room and has space for a table and chairs. There is also an additional water source in the garden connected to create an outside tap to the rear of the garden.

* To the front of the property there is a small lawned area as well as off road parking for one vehicle.

Agent's note

The property is in a conservation area and is Grade II Listed. The thatch was re-done in August 2026. A complete re-wire was carried out in 2023 to comply with the latest thatch regulations and is linked to the fire alarms.

Services

All mains services are connected with the exception of gas. Electric central heating. The electric boiler is in the airing cupboard on the landing.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

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.