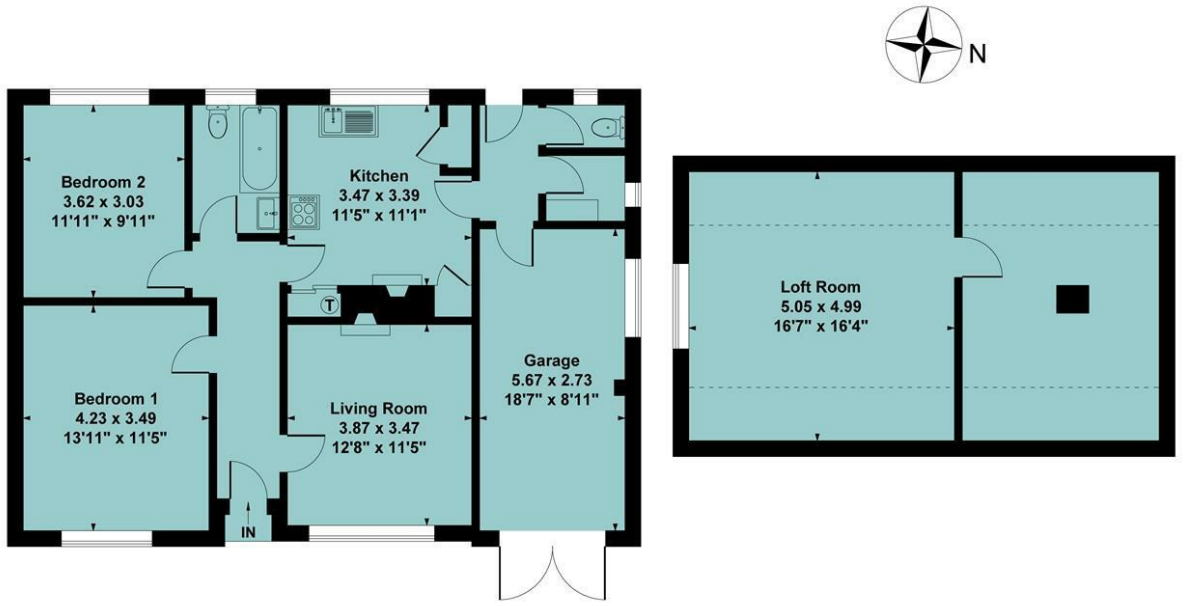
Agents Note

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 = 72.48 sq m / 780 sq ft
First Floor Approx Area = 44.64 sq m / 481 sq ft
Garage Approx Area = 15.47 sq m / 167 sq ft
Total Area = 132.59 sq m / 1428 sq ft

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

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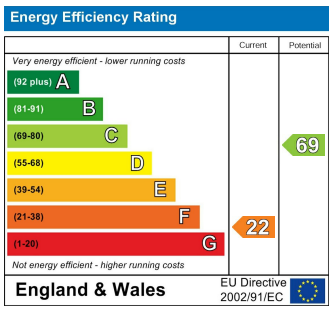

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the 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.



Three Ways, Bourne Lane
Hook Norton

Anker

Three Ways, Bourne Lane, Hook Norton, Oxfordshire, OX15 5PQ



Approximate distances
Chipping Norton 5 miles
Banbury 9 miles
Oxford 23 miles
Junction 11 (M40 motorway) 11 miles
Railway stations at Kingham (9 miles) and Banbury (12 miles)

OFFERED TO THE MARKET CHAIN FREE IS THIS TWO BEDROOMED DETACHED BUNGALOW ON A GENEROUS PLOT IN NEED OF MODERNISATION AND WITH GREAT POTENTIAL FOR FUTURE DEVELOPMENT SUBJECT TO PLANNING

Entrance hall, living room, kitchen, two bedrooms, family bathroom, additional WC, utility/larder, garage, generous rear garden, driveway parking. Energy rating F.

£410,000 FREEHOLD











Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). Travel through Bloxham and having left the village turn right where signposted to Mllcombe and Hook Norton. Follow the road for approximately five miles into Hook Norton. Follow Station Road as it leads into East End and continues then into Chapel Street. Turn right into Mobbs Lane and the property will be found straight ahead of you on the corner of Mobbs Lane and Queen Street and can be recognised by our "For Sale" board.

Situation

Hook Norton is widely regarded for its sense of peace and tranquillity, and also its thriving community. It has a village hall with many activities going on throughout the year. There is also a health centre and a dentist within the village. Hook Norton has the Church of England Primary School; Sibford School is an Independent School within a short distance; the Secondary School is in Chipping Norton. There are two public houses within the village as well as the famous Hook Norton Brewery. It has a village store and local amenities, and the countryside is but a short stroll away. There is a regular bus service to both the nearby towns of Banbury and Chipping Norton.

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:

* Entrance hall with doors to the living room, both bedrooms, bathroom, kitchen and hatch to the loft.

* Living room with fireplace having a tiled ornamental surround, space for furniture and a window to the front.

* Bedroom one is a double with a window to the front.

* Bedroom two is a double with a window to the rear.

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

* Kitchen also accessed off the hallway comprising an inset sink, free standing cooker and hob as well as space for further free standing appliances, a shelved larder cupboard as well as an additional storage cupboard and the airing cupboard housing the hot water tank with shelved storage, fireplace with tiled ornamental surround with back boiler behind, space for table and chairs, window to the rear overlooking the garden, door to rear entrance hall.

* The rear entrance hall has doors to the WC, utility/larder cupboard, garage and rear garden.

* WC with WC and window.

* Utility/larder cupboard with wall mounted shelved storage and a base unit with worktop over.

* Garage with power and light and two side hinged doors to the front and a window to the side.

* Rear garden mostly laid to lawn with a path to the rear. The rear of the garden has previously been used as a very large vegetable patch. Greenhouse and garden shed. Side access to the front.

* At the front of the property there is off road parking for 2-3 cars on the block paved patio as well as two lawned areas and two side hinged gates to the front.

* The loft has been substantially boarded with a large loft hatch with ladder attached for easy access. There is great potential here to extend into the loft space subject to planning and more of the loft space could be incorporated into this also.

Services

* All mains services are connected with the exception of gas. The back boiler is located behind the kitchen fireplace.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

Energy rating: F

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.