



4 New Road
Shotteswell



ROUND & JACKSON
ESTATE AGENTS



4 New Road

Shotteswell, OX17 1HT

£340,000

A good size, three bedroom stone built property with a large rear garden and located in a very quiet cul-de-sac with open countryside on the door step. No onward chain.

The Property

4 New Road, Shotteswell is a three bedroom, stone built family home with a large rear garden. The property is located within a quiet cul-de-sac in the popular village of Shotteswell and has open countryside on the door step. The property offers a good amount of living space over two floors but does require updating throughout. On the ground floor there is an entrance hallway, sitting room, dining room and a kitchen. On the first floor there is a landing area, three good size bedrooms, a W.C and a shower room. Outside to the rear there is a large and very private lawned garden with gated access to the front of the property. There are LPG gas tanks in the rear garden which service the gas fired boiler as there is no mains gas in the village. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Stairs rising to the first floor with doors leading into the sitting room and dining room.

Sitting Room

A good size sitting room with dual aspect windows to the front and rear aspects. There is a stone fireplace with an inset, coal effect gas fire fitted.

Dining Room

Window to the front aspect offering a pleasant outlook and door leading into the kitchen. Space for a table and chair and this room has potential to be reconfigured and incorporated into the kitchen (Building regulations advice recommended)

Kitchen

Fitted with a range of wooden cabinets with worktops over and tiled splash backs. There is a useful understairs cupboard and a window and door leading into the rear garden. There is space and plumbing for a washing machine, space for a fridge freezer and there is an inset sink with drainer. There is a wall mounted, modern Worcester boiler fitted which runs from LPG gas.

First Floor Landing

Window to the rear aspect and doors leading into the first floor rooms. Cupboard housing the hot water tank with shelving fitted and loft hatch providing access to the roof space.

Bedroom One

A large double bedroom with a window to the front aspect which offers a pleasant outlook over open countryside.

Bedroom Two

A good size double bedroom with a window to the front aspect which offers a pleasant outlook over open countryside. There is a built-in cupboard with hanging rail and shelving.

Bedroom Three

A small double bedroom with a window to the rear aspect.

Shower Room

Fitted with a white suite comprising a shower cubicle and wash basin, with vanity storage beneath. There is an electric shower fitted and floor to ceiling tiling throughout. Heated towel rail fitted and a window to the rear aspect.

W.C

Fitted toilet and has floor to ceiling tiling throughout, with a window to the rear aspect.

Outside

To the rear of the property there is a large lawned garden and a paved patio adjoining the house. There is gated access to the front of the property and an outside tap is fitted. The garden measures around 75 feet and has established trees and bushes. The LPG gas tank will be found here. To the front of the property there is a good size lawned garden with a pathway to the front door and access into the rear garden.

Directions

From Banbury Cross proceed in a Northerly direction along Horsefair and onto North Bar Street. At the crossroad traffic lights turn left onto Warwick Road (B4100). Follow the road, straight ahead at the three roundabouts, passed the speed camera towards the outskirts of the town. Continue straight at the traffic light junction towards Warmington. Straight ahead at the next two roundabouts, continuing on the B4100 for around 3 miles. Take the second right hand turn for Shotteswell. Follow the road into the village and take the first left hand turn into New Road. Number 4 will be found immediately on your left hand side.

Situation

Shotteswell is a picturesque and charming little village which is conveniently located approximately 4 miles north of Banbury and approximately 14 miles south of Leamington Spa and Warwick. The village is predominantly made up of period properties and there is a village church. Primary schooling is available in the nearby village of Fenny Compton and secondary school children may attend Kineton School.

Services

Mains water, electricity and drainage connected and then LPG gas fired boiler for heating and hot water.

Local Authority

Stratford District Council. Tax band C.

Tenure

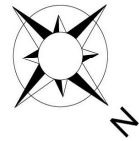
A freehold property.

Viewing Arrangements

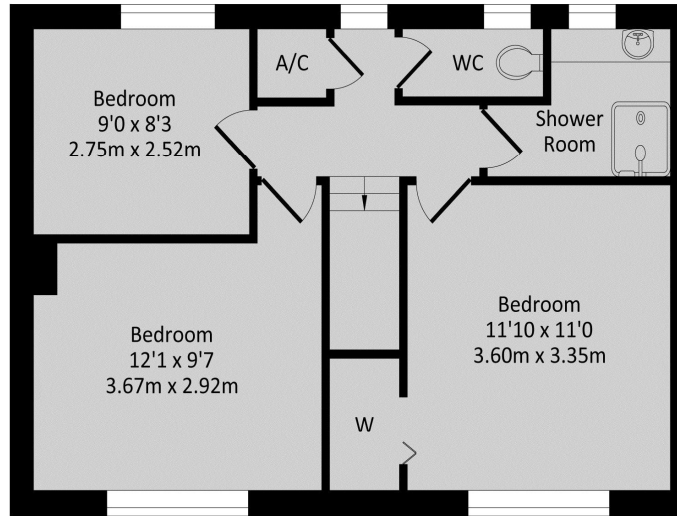
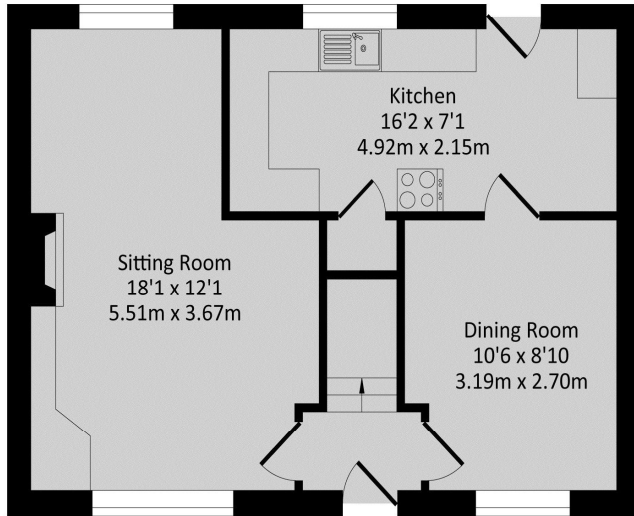
By Prior arrangement with Round & Jackson.



Ground Floor
 Approx. Floor
 Area 437 Sq.Ft.
 (40.60 Sq.M.)



First Floor
 Approx. Floor
 Area 437 Sq.Ft.
 (40.60 Sq.M.)



Total Approx. Floor Area 874 Sq.Ft. (81.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

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