



Wykham, Church Lane, Mollington, Banbury, Oxon OX17 1AZ
£425,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





Deceptively spacious and versatile detached bungalow offered in excellent decorative order throughout. Located within this small village on the northern outskirts of Banbury

Entrance porch | Entrance hall | Living room | Kitchen/diner | Separate dining room | Two ground floor bedrooms | Bathroom | First floor master bedroom with en-suite | Further second double bedroom | Garage | Driveway | Private and secluded garden to rear | Garden to front with feature weeping willow

Offered in excellent decorative order throughout, a three/four bedroom detached home enjoying elevated countryside views and complemented by a mature and established rear garden. Internal inspection strongly advised.

Ground Floor

Entrance porch door to;

Entrance hall: Stairs rising off to first floor. Useful store cupboard. Door through to;

Living room: Feature cast iron multi-fuel log burner. Parquet flooring. Picture window to front with views overlooking front garden and weeping willow.

Kitchen: Comprehensive range of Broadoak ivory wall and base units with clever storage solutions and complementary work surfaces. Stainless steel inset sink unit and drainer. Integrated AEG ceramic hob. Panasonic combi microwave. Bosch dishwasher. Neff double oven. Under cupboard lighting and spotlights on dimmer switches. Ceramic tiled floor. Double glazed windows and door overlooking garden. Door through to living room.

Dining room: Parquet flooring. UPVC double glazed sliding patio doors giving access to garden.

Bedroom three: Comprehensive range of fitted wardrobes. Window to front aspect.

Study/bedroom four: Good size single bedroom or study with window to front aspect.

Bathroom: Three piece suite comprising of panelled bath, hand basin and WC. Tiling to splashback areas. Window to rear.

First Floor

Master bedroom: Good size double bedroom. Velux windows to front aspect enjoying elevated countryside views. Comprehensive range of wardrobes and eaves storage. Door to;

En-suite: Fully tiled shower cubicle. Wash hand basin. Low level WC. Travertine tiled flooring. Window to side aspect and Velux window.

Bedroom two: Generous double bedroom. Countryside views. Substantial fitted wardrobe. Eaves storage.

Outside

Rear garden: Secluded and private, mature established rear garden. Stone walling and hedgerow to boundaries giving a good degree of privacy. Fully stocked with flowers, shrubs and bushes. Patio area. Two storage sheds. Oil tank. Three water butts. Access front to back via gate.

Attached brick built **single garage** with metal up and over door. Personal door to rear. Oil fired floor mounted boiler for domestic hot water and central heating. Electric and light.

Front: Shingle **driveway** providing off road parking for several vehicles. Large open plan lawn area. Shrubs and bushes and feature weeping willow.

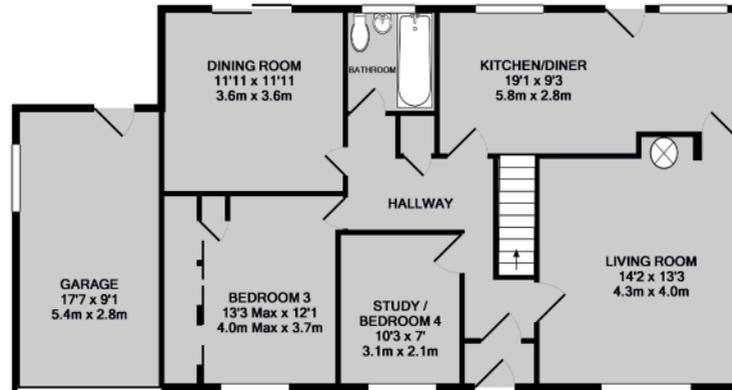
Mollington is a popular ironstone village, situated to the north of Banbury off the A423 Southam Road. It has a Parish church, The Green Man public house and village hall. Local shopping requirements can be found at the nearby village of Cropredy. More extensive facilities can be found in the market town of Banbury including supermarkets, restaurants and a leisure centre. Oxford, Leamington Spa and the Cotswolds are within easy reach. Local primary schools can be found at Cropredy and Farnborough. Preparatory schools at Carrus (Overthorpe), Winchester House (Brackley) and St Johns Priory (Banbury). Public schools include Bloxham, Tudor Hall, Stowe and Warwick. Excellent rail services from Banbury to London Marylebone The M40 can easily be accessed from J11 (Banbury) or J12 (Gaydon).

Services: All except gas
Council Tax Banding: E **Authority:** Cherwell District Council

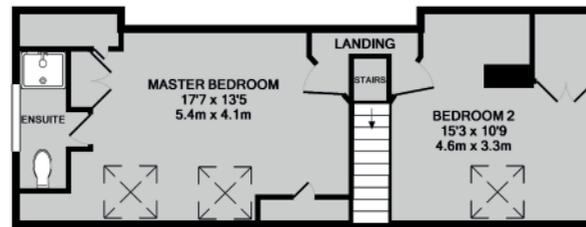
Directions: From Banbury take the A4260 second exit and stay on Concord Avenue A4260, at the roundabout take the first exit onto Hennef Way A422. At the roundabout take the third exit onto Southam Road A423, at the roundabout take second exit onto A423. Turn left into Mollington, just past The Green Man public house turn right into Church Lane, the property can be found on the right hand side.





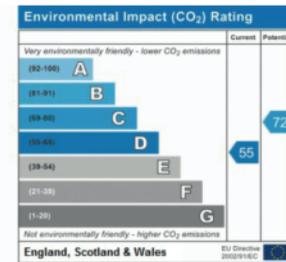
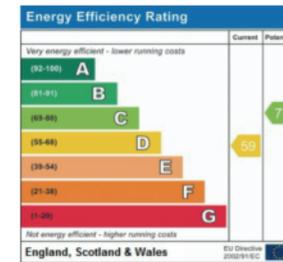


GROUND FLOOR
APPROX. FLOOR
AREA 1019 SQ.FT.
(94.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 1483 SQ.FT. (137.8 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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