



1 Church Lane, Mollington, Banbury, Oxon OX17 1AZ
£315,000

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





Three bedroom semi-detached village home with potential building plot (subject to necessary planning permission).

Entrance hall | Living room | Dining room | Kitchen | Downstairs shower room | Separate WC | Three double bedrooms | Lean-to | Large rear garden | Driveway | Double glazing | Electric heating | No onward chain

Located in the popular picturesque village of Mollington is this three bedroom semi-detached ex-council property. The property requires updating throughout however does have the potential for a substantial extension (subject to necessary planning permission) or provide a building plot for a brand new house again subject to necessary planning permissions.

Ground Floor

Single glazed front door leading to;

Entrance hallway: Radiator. Understairs storage cupboard with double glazed window to front aspect.

Living room: Dual aspect room with double glazed windows to front and rear aspect. Multi-fuel burner. Radiator.

Dining room: Double glazed window overlooking rear aspect. Radiator. Chimney breast (capped off).

Kitchen: Range of base and eye level units. Built-in sink unit. Space for electric cooker. Space and plumbing for washing machine. Double glazed window to front aspect. Tile splashbacks. Storage cupboard. Radiator. Door to rear lobby. Wall mounted trip switch fuse box. Radiator. Single glazed door leading to wooden lean-to. Door to rear garden.

Cloakroom: Low level WC. Double glazed obscured window to rear aspect.

Shower room with wet room shower. Wash handbasin. Radiator. Fully tiled walls. Non-slip floor.

First Floor

Wall mounted night storage heater. Double glazed window to front aspect.

Bedroom one: Double bedroom with double glazed window to side aspect. Cupboard housing hot water tank and electric boiler system. Access to loft.

Bedroom two: Double bedroom with double glazed window overlooking rear aspect.

Bedroom three: Double bedroom with double glazed window overlooking rear aspect. Over stairs storage cupboard.

Outside

Front: Double gates leading to driveway for approximately two/three vehicles. The rest is laid to lawn, enclosed by hedging and flower and shrub border. Pathway to front door.

Rear garden: South/west facing garden measuring approximately 68 ft at its widest point. From the front gates at the front of the property to the rear of the garden measures approximately 130 ft. Paved patio area with pathway leading to rear of the garden. Either side of the pathway is laid to lawn. The garden is enclosed mostly by hedging. Hardstandings for shed, greenhouse and workshop.

Agents Note

There is heating to the ground floor only.

Mollington

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 Carrdus (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 with peak travel time at 54 minutes. The M40 can easily be accessed from J11 (Banbury) or J12 (Gaydon).

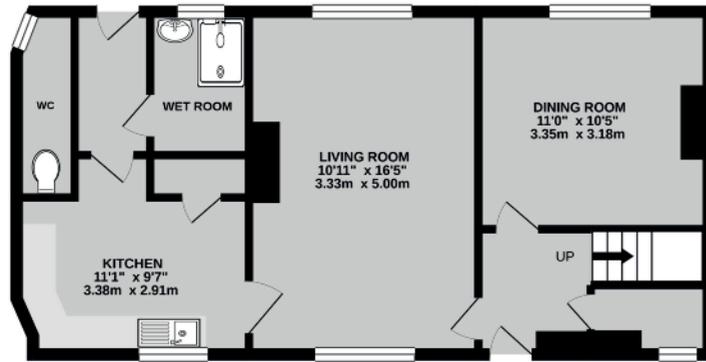
Council Tax Banding: C
Authority: Cherwell District Council



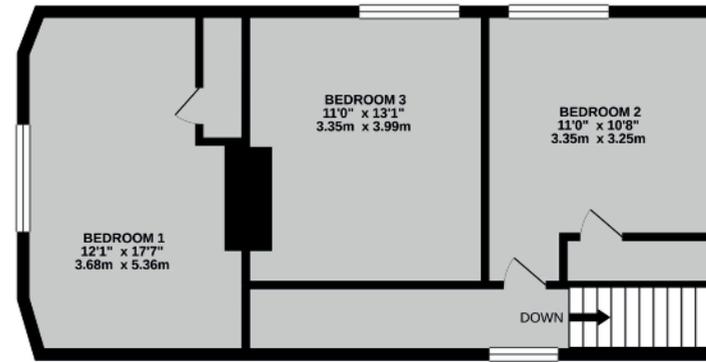




GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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